

To: All Members of the PLANNING
COMMITTEE
(Other Members for Information)

When calling please ask for:

Kimberly Soane, Democratic Services Officer

Legal & Democratic Services

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Direct line: 01483523258

Date: 31 January 2024

Membership of the Planning Committee

Cllr David Beaman (Chair)
Cllr Penny Rivers (Vice Chair)
Cllr Jane Austin
Cllr Carole Cockburn
Cllr Janet Crowe
Cllr Jacquie Keen
Cllr Andrew Laughton
Cllr Alan Morrison

Cllr John Robini
Cllr Julian Spence
Cllr Richard Steijger
Cllr Phoebe Sullivan
Cllr John Ward
Cllr Terry Weldon
Cllr Graham White

Substitutes

Dear Councillors

A meeting of the PLANNING COMMITTEE will be held as follows:

DATE: WEDNESDAY, 7 FEBRUARY 2024

TIME: 6.00 PM

PLACE: COUNCIL CHAMBER, COUNCIL OFFICES, THE BURYS,
GODALMING

The Agenda for the meeting is set out below.

This meeting will be webcast and can be viewed on [Waverley Borough Council's YouTube channel](#) or by visiting www.waverley.gov.uk/webcast.

Yours sincerely

Susan Sale,
Executive Head of Legal & Democratic Services & Monitoring Officer

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Please be advised that there is limited seating capacity in the Public Gallery; an overflow room will be available where possible. This meeting will be webcast and can be viewed by visiting www.waverley.gov.uk/webcast.

NOTE FOR MEMBERS

Members are reminded that Contact Officers are shown in each report and members are welcome to raise questions, etc. in advance of the meeting with the appropriate officer.

AGENDA

1 **APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

To receive any apologies for absence and substitutes.

Where a Member of the Committee is unable to attend a substitute Member may attend, speak and vote in their place at that meeting.

Members are advised that in order for a substitute to be arranged a Member must give four (4) clear working-days' notice of their apologies.

For this meeting the latest date apologies can be given for a substitute to be arranged is 5pm on Tuesday 30 January 2024.

2 **MINUTES OF THE LAST MEETING** (Pages 7 - 10)

To approve the Minutes of the meeting held on 10 January 2024, and published on the councils website, as correct record of the meeting

3 **DECLARATIONS OF INTERESTS**

To receive from members declarations of interests in relation to any items included on the Agenda for this meeting in accordance with the Waverley code

of Local Government Conduct.

4 QUESTIONS BY MEMBERS OF THE PUBLIC

The Chairman to respond to any questions received from members of the public in accordance with Procedure Rule 10.

Submission of questions must be received by 5pm on Tuesday 30 January 2024.

5 QUESTIONS FROM MEMBERS

The Chairman to respond to any questions received from members in accordance with Procedure Rule 11.

Submission of questions must be received by 5pm on Tuesday 30 January 2024.

6 ANY RELEVANT UPDATES TO GOVERNMENT GUIDANCE OR LEGISLATION SINCE THE LAST MEETING

Officers to update the Committee on any changes to the planning environment of which they should be aware when making decisions.

7 PLANNING ENFORCEMENT UPDATE REPORT (Pages 11 - 14)

The purpose of this report is to provide Members with a overview of Planning Enforcement for the year 2023.

Effective planning enforcement maintains public confidence in the planning system. Dealing appropriately with breaches of planning control and ensuring compliance is essential to ensure that the planning process as a whole remains credible. Central Government advise that local planning authorities should act proportionately in their responses bearing in mind that to build without planning permission is not an offence and that the main purpose of planning enforcement is not to punish but to achieve sustainable development.

The planning enforcement function and how we investigate complaints is set out in the [Waverley Borough Council Local Planning Enforcement Plan \(January 2023\)](#)

The plan includes a flowchart at Appendix 1 of how breaches of planning control are dealt with.

Applications for planning permission

Requests for site visits should be submitted within five working days after the publication of the agenda. Site visits will be held on the Friday prior to the meeting at 10am or 2pm.

Background Papers

Background papers (as defined by Section 100D(5) of the Local Government Act relating to reports are listed under the "Representations" heading for each

planning application presented, or may be individually identified under a heading "Background Papers".

The implications for crime, disorder and community safety have been appraised in the following applications but it is not considered that any consideration of that type arises unless it is specifically referred to in a particular report.

8 APPLICATIONS SUBJECT TO PUBLIC SPEAKING

9 WA/2023/01714 - LAND SOUTH EAST OF BINSCOMBE, GODALMING
(Pages 15 - 50)

Erection of 27 dwellings (affordable houses) and associated works including a vehicular cycle and pedestrian accesses open space and landscaping.

10 WA/2023/00103 - LAND KNOWN AS 17 FRENHAM ROAD, LOWER BOURNE, FARNHAM, GU9 8HF (Pages 51 - 66)

Erection of a dwelling with associated works following demolition of original dwelling

11 WA/2022/01984 - UNITS 1 - 5 HOOKSTILE LANE, FARNHAM, GU9 8LG
(Pages 67 - 88)

Outline application for up to 7 dwellings (no more than 1,000 sq m of floorspace) with vehicular access off Hookstile Lane, with some matters reserved (Landscaping).

12 APPLICATIONS NOT SUBJECT TO PUBLIC SPEAKING

13 WA/2023/02009 - ST JOHNS SEMINARY, WONERSH (Pages 89 - 100)

Listed Building consent for alterations and extensions to the to St John's Seminary to create 41 dwellings including alterations to the chapel to provide residents gym and spa facilities following demolition of existing outbuildings; erection of extensions to The Lodge and Lower Lodge

14 WA/2023/02010 - ST JOHNS SEMINARY, WONERSH (Pages 101 - 172)

Erection of extensions and alterations to existing buildings to provide a total of 52 dwellings, alterations to the chapel to provide residents gym and spa facilities following demolition of existing outbuildings; erection of extensions to The Lodge and Lower Lodge; associated works including landscaping, parking, amenity space; formation of a new vehicular access onto Cranleigh Road.

15 EXCLUSION OF PRESS AND PUBLIC

That, pursuant to Procedure Rule 20 and in accordance with Section 100A(4) of the Local Government Act 1972, the Committee agrees:

(1) that the public be excluded from the meeting during consideration of the following matter on the grounds that it is likely, in view of the nature of the business to be transacted or the nature of the proceedings, that if members of the public were present during the item, there would be disclosure to them of exempt information (as defined by Section 100I of the Act) of the description specified in Paragraph X of the revised Part 1 of Schedule 12A to the Local Government Act 1972; and

(2) that the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

16 LEGAL ADVICE

To consider any legal advice relating to any applications in the agenda.

**For further information or assistance, please telephone
Kimberly Soane, Democratic Services Officer, on 01483523258 or by
email at kimberly.soane@waverley.gov.uk**

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WAVERLEY BOROUGH COUNCIL

MINUTES OF THE PLANNING COMMITTEE - 10 JANUARY 2024

(To be read in conjunction with the Agenda for the Meeting)

Present

Cllr David Beaman (Chair)	Cllr John Robini
Cllr Penny Rivers (Vice Chair)	Cllr Julian Spence
Cllr Jane Austin	Cllr Richard Steijger
Cllr Carole Cockburn	Cllr Phoebe Sullivan
Cllr Janet Crowe	Cllr John Ward
Cllr Jacquie Keen	Cllr Terry Weldon
Cllr Andrew Laughton	Cllr Graham White
Cllr Alan Morrison	

1 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS (Agenda item 1)

There were no apologies for absence received.

2 MINUTES OF THE LAST MEETING (Agenda item 2)

The Committee agreed that the minutes of the meeting held on 15 November 2023 and published on the website were a complete and accurate record.

3 DECLARATIONS OF INTERESTS (Agenda item 3)

Cllr John Robini declared that he is a member of the Haslemere Society.

4 QUESTIONS BY MEMBERS OF THE PUBLIC (Agenda item 4)

There was a question received from Mr Tim House.

The Executive Head of Planning Development noted that the question relates to a planning application for the discharge of condition and is not a matter to bring before the Committee. An email response will be sent directly to Mr. House.

5 QUESTIONS FROM MEMBERS (Agenda item 5)

There were non received.

6 ANY RELEVANT UPDATES TO GOVERNMENT GUIDANCE OR LEGISLATION SINCE THE LAST MEETING (Agenda item 6)

The Executive Head of Planning Development noted that the National Planning Policy Framework (NPPF) had been published in December 2023. A comprehensive note will be circulated to all Members to set out the changes made and how they will effect Planning in the Borough.

- 8 APPLICATIONS NOT SUBJECT TO PUBLIC SPEAKING (Agenda item 8)
- 9 WA/2023/02173 - LAND AT 1 & 2 LONDENE COTTAGES, HEDGEHOG LANE, HASLEMERE, GU27 2PH (Agenda item 9)

9.1 The Chair noted that a formal request had been received from the applicant to make a representation at the Committee. In the interests of openness and transparency, the Chair advised that he was willing for the applicant to address the Planning Committee on this application for which there was an officer recommendation for refusal. The Chair exercised his discretion to allow the applicant, Ryan Snow, to make a representation before the Planning Committee for the allocated 4 minutes.

Cllr Terry Weldon, Ward Councillor and Member of the Planning Committee, exercised his right to make a statement on the application and was allocated 4 minutes.

- 9.2 The meeting began with a verbal update on the application following the call-in from Cllr Weldon. The focus was on Section 10, addressing the five-year land housing supply position and the Section.23 conclusion of the officer's report. It was noted that Council Policy emphasised the need for a presumption in favor of sustainable development. However, attention was drawn to the revised NPPF under paragraph 11d(i), which supplies the Tilted Balance in cases where policies protecting specific areas or assets provide a clear reason for refusing the proposed development. Footnote 7 of the NPPF contains a comprehensive list of NPPF policies protecting areas or assets of particular importance. Notably, policies related to an area of outstanding natural beauty were discussed, with a requirement for decision-makers to assess the proposed development's impact on landscape and scenic beauty. The officers' view was presented, indicating that, in their assessment, the Tilted Balance had not been engaged. However, should the Committee resolve to decide otherwise, then the Titled Balance exercise could be engaged.
- 9.3 In principle, the Committee were in agreement with the proposals set out in the Outline application. The Committee were satisfied that the application had not been objected by the AONB Officer, Haslemere Town Council or the Haslemere Society and did not believe that this application was in breach of Policy RE1. The Committee stressed the importance of building family homes in the area. Furthermore, the Officer confirmed that there were no lower vantage points for this site and was therefore generally well screened.
- 9.4 The Committee, however, urged that the design details must be considered carefully given the heritage asset near the site and the building/design should be implemented in a sympathetic manner to the neighbouring buildings in the area. Cllr Keen supported this point and expressed disappointment that the homes would not be regarded as affordable.

There was a Motion proposed By Cllr Carole Cockburn and Seconded by Cllr John Robini to **GRANT** outline permission for the application, delegating authority to the

Executive Head of Planning Development to add relevant Planning Conditions to ensure the outcomes expressed by the Committee.

[There were 11 votes in favour and 3 abstentions. Cllr Terry Weldon excused himself from the vote as the Ward Councillor for Haslemere East.]

11 LEGAL ADVICE (Agenda item 11)

There were no applications subject to legal advice.

The meeting commenced at 6.00 pm and concluded at 6.38 pm

Chairman

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WAVERLEY BOROUGH COUNCIL
PLANNING COMMITTEE
7 February 2024

Title:

PLANNING ENFORCEMENT UPDATE REPORT FOR THE PLANNING COMMITTEE

Summary and purpose:

The purpose of this report is to provide Members with a overview of Planning Enforcement for the year 2023.

Effective planning enforcement maintains public confidence in the planning system. Dealing appropriately with breaches of planning control and ensuring compliance is essential to ensure that the planning process as a whole remains credible. Central Government advise that local planning authorities should act proportionately in their responses bearing in mind that to build without planning permission is not an offence and that the main purpose of planning enforcement is not to punish but to achieve sustainable development.

The planning enforcement function and how we investigate complaints is set out in the [Waverley Borough Council Local Planning Enforcement Plan \(January 2023\)](#) The plan includes a flowchart at Appendix 1 of how breaches of planning control are dealt with.

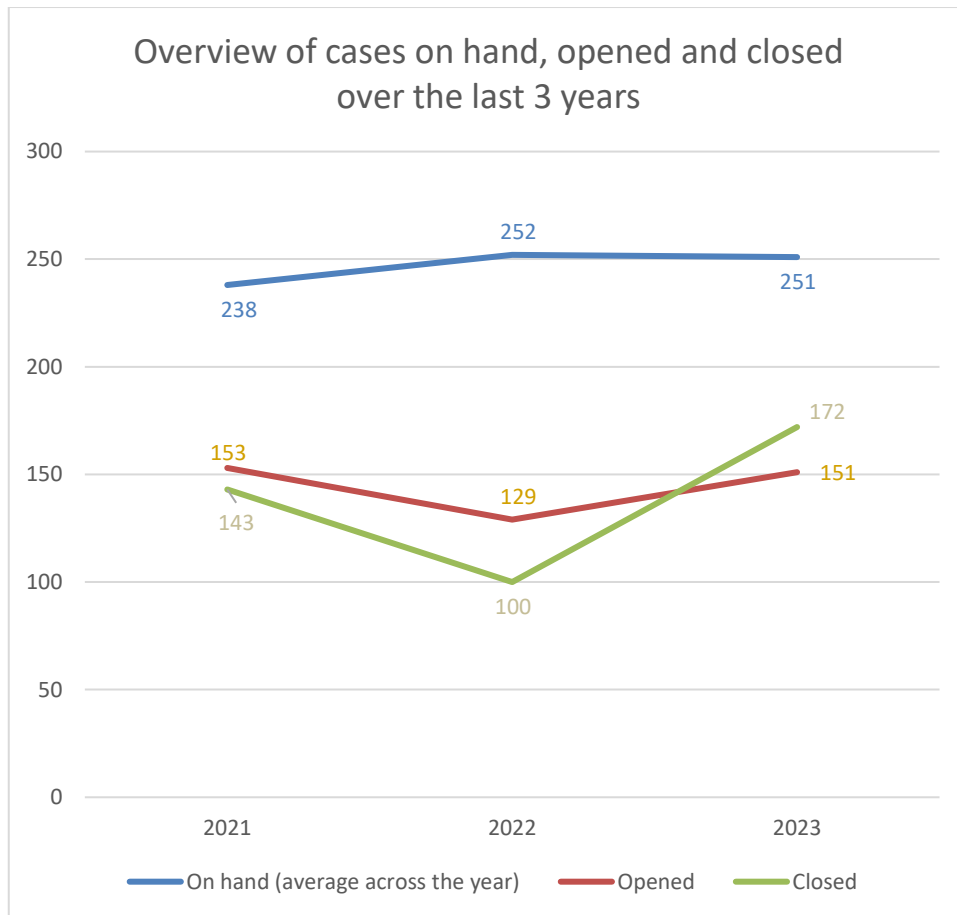
Enforcement Statistics

	2023			
	Jan-Mar	Apr-Jun	Jul-Sep	Oct-Dec
Cases opened	28	39	43	41
Cases closed	32	49	44	47
Cases on hand	259	255	245	244
Number actioned within 12 weeks (%)	34 (82.9%)	19 (43.2%)	35 (100%)	50 (98%)

Local Performance Indicator: 75% of cases actioned within 12 weeks

Cases actioned are those that have been visited and the decision has been made as to how to proceed.

Cases on hand at time of report: 250



Enforcement Notices and BCNs served since in 2023: 9

Appeals

Enforcement Notice Appeals Pending

17 Frensham Road Farnham
Notice served: 01/12/2022
Breach: Erection of a dwelling
Status: Awaiting Inspector's site visit

Burnt Hill Plaistow Road Dunsfold
Notice served: 26/07/2022
Breach: Alterations to land levels
Status: Hearing 12 March 2024

Land adjacent to Elm Corner Dunsfold

Notice served: 01/06/2023

Breach: Change of use to groundworks business, laying of hardstanding, erection of a log store.

Status: Awaiting Inspector's site visit.

Land south of Foxhaven Old Park Lane Farnham

Notice served: 21/07/2023

Breach: Erection of a building and decking

Status: Awaiting Inspector's site visit.

Frensham Meadow Bacon Lane Frensham

Notice served: 27/06/2022

Breach: Erection of extension to stables

Status: Awaiting PINS decision.

Oakmede Brooklands Way Farnham

Notice served: 25/07/2023

Breach: Change of use to a residential and dog hydrotherapy centre

Status: Awaiting Inspector's site visit.

Singh Concrete

Notice served: 20/12/2022

Breach: Change of use to a concrete batching plant, erection of a platform tower and widening of an access

Status: Hearing 09/01/2024 awaiting Inspector's decision.

Woodmans Hyde Lane Churt

Notice served: 07/08/2023

Breach: Erection of a building

Status: Public Inquiry 13 and 14/02/2024

High Hedge Notice Appeal Pending

Tall Trees Hale House Lane Churt Farnham

Notice served: 04/04/2023

Breach: High Hedge

Status: Await start date

Appeal Decisions

1 Pine Ridge Drive Farnham

Notice served: 15/09/2022

Breach: Erection of a fence adjacent to a highway in excess of 1 metre

Decision: 02/01/2024 Planning Permission granted.

11 Knights Road Farnham

Notice Served: 12/10/2022

Breach: Use of ancillary building for independent residential purposes

Decision: 15/12/2023 Enforcement Notice upheld.

Enforcement Notices Authorised and/or Served and in appeal period

Burnt Hill Plaistow Dunsfold

Notice served: 30/10/2023

Breach: Siting of mobile homes, laying of hardstanding, alterations of land levels

Appeal period ends: 31st January 2024

Land North of Northcote Lane Shamley Green Guildford

Notice served: 12/01/2024

Breach: Change of use to storage and distribution of wood

Appeal period ends: 01/03/2024

Breach of Condition Notices Served and Pending

Land on west side of Green Lane Badshot Lea Farnham

Notice served: 15/09/2023

Condition Breached: Verification report for drainage now received

Status: Details submitted awaiting determination

Recommendation

That members note the performance on planning enforcement

CONTACT OFFICER:

Victoria Choularton
Enforcement Team Leader

Telephone: 01483 523008
Email: victoria.choularton@waverley.gov.uk

Agenda Item 9

WA/2023/01714 – Erection of 27 dwellings (affordable houses) and associated works including a vehicular cycle and pedestrian accesses open space and landscaping. at LAND CENTRED COORDINATES 496830 146100 SOUTH EAST OF BINSCOMBE GODALMING

Applicant: Opus Works Group Ltd

Parish: Godalming

Ward: Godalming Binscombe

Grid Reference: E: 496830

N: 146100

Case Officer: Russell Brown

Neighbour Notification Expiry Date: 25/08/2023

Extended Expiry Date: 14/02/2024

RECOMMENDATION That delegated authority be granted to the Executive Head of Planning Development to grant planning permission subject to suggested conditions, amended or additional conditions and the completion of a Section 106 Agreement securing affordable housing and future management of the open space

1. Site Description

The application site is on the south side of the northern section of Binscombe, which links New Pond Road (B3000) to the north-east with Farncombe Street to the south where the road is called Binscombe Lane. The gated site access is between the junctions to the north with The Avenue and a private track. The site itself is an undeveloped field, bounded by mature trees to the northeast and southeast, rear gardens of residential properties interspersed with established hedgerows to the southwest and dense hedgerows mingled with trees to the northwest. The broadly rectangular-shaped site is approximately 1.21 ha and mostly flat, although there is a gentle slope from the south-western corner towards the north-eastern corner.

The site is surrounded by residential uses to the northeast, southwest and southeast where there is car parking associated with the Copse Side. There is also an existing access via a public footpath running northeast to southwest along the site's southeastern boundary.

The site is situated within the northern-most part of the settlement boundary of Godalming and not far south of the Borough boundary. The site is not within a conservation area but is in the vicinity of the Binscombe Conservation Area to the southwest. The site is within the setting of three Grade II listed buildings: St Christopher's Cottage to the northeast and Binscombe Farmhouse and Fox's Barn to the southwest. The Grade II listed Brickfields is further to the north.

The site is located outside of the Surrey Hills Area of Outstanding Natural Beauty (AONB), which is approximately 300m away to the north, and an Area of Great Landscape Value (AGLV) lies on the opposite side of Binscombe. It is within the 5km-7km Buffer Zone of the Thames Basin Heath Special Protection Area (SPA) as well as within Flood Zone 1.

2. Proposal

The application seeks planning permission for 27 affordable dwellings (Use Class C3) with a tenure split of 37% Affordable Rent (10) and 63% Shared Ownership (17). Four would be 1 bedroom; 12 would be 2 bedrooms; and 11 would be 3 bedroom. The proposed dwellings would be a range of detached, semi-detached and maisonette style, but all would be two storeys with Air Source Heat Pumps (ASHPs) and solar panels provided to each. The dwellings would have pitched roofs with gable ends, porches and would be built of red brick, some with brown tile hanging on the first floors and canted bays.

Also proposed is a new T-junction vehicular, cycle and pedestrian access off Binscombe, and the latter two users would also benefit from the Public Right of Way along Copse Side. This would be facilitated by landscape improvements to the woodland as well as to screen the development from Binscombe. Additionally, 0.54 hectares of public open space, new play areas for children and sustainable drainage features would be provided. It is proposed that three trees are removed. 57 car parking spaces (50 private and seven for visitors) are proposed.

3. Relevant Planning History

PRE/2022/00137: 30 dwellings. Advice issued 13 March 2023

WA/2018/1525: Erection of 21 dwellings and associated works with new access from Binscombe. Refused 16 January 2019 and dismissed at appeal 12 August 2019

4. Relevant Planning Constraints

Developed Area of Godalming
5km-7km Buffer Zone of the Thames Basin Heath Special Protection Area
Ancient Woodland 500m Buffer Zone
Adjacent to Conservation Area
Adjacent to Grade II Listed Buildings

5. Relevant Development Plan Policies and Guidance

- Waverley Borough Local Plan (Part 1): Strategic policies and sites (adopted February 2018): SP1, SP2, ALH1, ST1, ICS1, AHN1, AHN3, TD1, HA1, NE1, NE2, NE3, CC1, CC2, CC4

- The Waverley Borough Local Plan (Part 2): Site Allocations and Development Management Policies (December 2022) (LPP2): DM1, DM2, DM4, DM5, DM6, DM7, DM9, DM11, DM13, DM20, DM21
- Godalming and Farncombe Neighbourhood Plan 2017-2032 (April 2019): GOD1, GOD5, GOD6, GOD9, GOD11, GOD13, GOD16

Other guidance:

- The National Planning Policy Framework 2023 (NPPF)
- The National Planning Practice Guidance 2014 (NPPG)
- Council's Parking Guidelines (2013)
- Surrey Vehicular and Cycle Parking Guidance (2018)
- National Design Guide (2019)
- Godalming and Farncombe Neighbourhood Plan (2019)
- Climate Change and Sustainability Supplementary Planning Document (October 2022)

6. Consultations and Town/Parish Council Comments

Compton Parish Council	Objection because the scale and intensity of the proposal is unprecedented; it would cause great harm to the setting of heritage assets; the site is susceptible to flooding; and the narrow access road.
CPRE Surrey	Objection
Environment Agency	No need to have been consulted
Environmental Health	No objections
Godalming Town Council	Support, subject to a safe vehicle entry and egress to the site, a 20mph limit on Binscombe and SuDS
Heritage	The proposal would cause less than substantial harm and is lower than previously identified in the appeal decision.
Historic Environment Planning: Archaeology	No further archaeological work is required.
Minerals and Waste Planning Authority (MWPA)	No objection, subject to adequate facilities for waste storage and recycling and a Waste Management Plan
Natural England	No objection
Southern Water	Not located within Southern Water's statutory area

Surrey Countryside Access Officer	No objections
Surrey Flood Risk, Planning, and Consenting Team	The proposed drainage scheme meets the requirements set out in the NPPF, its accompanying PPG and the Non-Statutory Technical Standards. Conditions must be applied.
Surrey Highway Authority	Recommend approval, subject to S106 and conditions.
Surrey Police	Consideration should be given to requiring for the development to achieve a Secure by Design Gold accreditation.
Surrey Wildlife Trust	An updated Ecological Appraisal and biodiversity net gain report are required, or a validity statement on both with appropriate justification .
Thames Water	No objection if the developer follows the sequential approach to the disposal of surface water, or with regards to the wastewater network and sewage treatment works. An informative regarding water pressure and flow rate should be attached to any planning permission.

7. Representations

141 letters, including a petition, have been received raising objections on the following grounds:

Land use

- According to the Council's website there are currently 15 sites on the brownfield register without permission so clearly there are more suitable development sites.
- There is no precedence for building on this green belt land.
- Godalming has already met its overall requirement for new homes.
- The presumption in favour of sustainable development is not available for the proposal.

Affordable housing

- It is likely that the developer will be able to show that they will not be able to make the sufficient margin and so will not be able to create 27 affordable houses after all.
- 100% affordable housing feels like a cynical move to garner local political support for the development, and it's not social housing that is affordable to local young families.
- The viability of building 27 completely affordable houses should be assessed.

Design and impact on area

- The proposed development is out of scale, out of keeping, inappropriate and damaging to the character of this location.
- It would have an urbanising effect on the approach to the village and would be harmful to the rural significance of the conservation area.

- The poor design and choice of materials of the present application does not reflect the character and appearance of nearby buildings, and is reminiscent of a post-war design.
- All views in the immediate rural setting would be harmed.
- The design, layout, density and materiality of the application scheme make no concessions at all to the sensitivity of its historic and rural setting.
- Suburbanisation: the development would blur the boundaries between the hamlets of Binscombe, Brickfields and Compton.
- This application is not sensitively located and designed to avoid or minimise adverse impacts on the AONB, thereby spoiling its setting contrary to NPPF paragraph 176 and Policy P6 of the Surrey Hills AONB Management Plan.
- This development sets a concerning precedent for future developments through further encroachment on valuable green spaces and the destruction of heritage.
- The housing design has a more linear (and less organic) arrangement and a more linear form, with a pair of semi-detached properties dominating the access into the site, which would clearly compromise the important rural approach into Binscombe.
- Much of the proposed development would be visible above the existing hedge line even in summer months, contrary to the applicant's suggestion that only the pair of dwellings opposite the site access would be visible from the road.

Overdevelopment

- Decreased dwelling numbers with access from Copse Side and set back further from Binscombe could be planned with taller species reinforcing the existing hedgerow.
- The site of the proposed development was dismissed at appeal only 4 years ago for a smaller development. The reasons for refusal have not addressed and the latest proposal is for much higher density.

Heritage

- Negative impact on heritage assets, including the Medieval hamlet of Binscombe
- Insufficient landscape screening to the historic houses
- Approving this application would permanently damage the conservation area's open rural approach.
- The Appeal Inspector's key points have not materially changed despite the changes to the layout in terms of the amount of the site that is developed and the general suburban form of development.
- The visual effect of how the scheme would be perceived from the road serving the access to Binscombe is likely to be the same.

Transport / highways

- The local roads are unsafe and ill-equipped to cope with an increase in traffic and congestion, especially on the already very busy B3000.
- Unsuitable access
- Parking doesn't appear to match the occupancy of the site meaning the new residents will use the parking opposite Copse Side, which is for current residents.
- The Binscombe road should be widened.
- It would be necessary to remove most of the existing trees and hedgerows to provide safe access and adequate visibility to and from the site via footpaths and street lighting.
- Little provision seems to have been made for public transport.

- Creating two exits is a sacrilege with pedestrianised usage soon turning into usage by scooters, trail bikes, etc.
- 57 car parking spaces will not be adequate.

Flooding

- Very inappropriate use of land forming part of Compton Marsh given it is susceptible to flooding and no evidence has been provided to prevent known flooding issues.
- There is a need for areas for water to run off to.

Ecology, Environment and Landscape

- There are Great Crested Newts on the land
- Air, noise and light pollution
- Fragmentation of the environment, reducing its value to wildlife, especially birds, bats and mammals, many of which require darkness and quietness to flourish.
- Loss of green space, trees and ancient hedgerows.
- This application does not fit within the “climate emergency” declared by the Council.
- The proposal would totally alter the landscape character, changing it from a green agricultural area perfect for re-wilding to an urban area covered by hard surfaces.
- At least twice sewage has overflowed from a manhole opposite the proposed entrance to the site, but the Environmental Desk Top Study did not identify any incidents of pollution locally despite Thames Water having to unblock the sewer.
- Many homes will have cats, which are natural predators that can decimate populations of small creatures and birds so their hunting instincts should be taken into account.
- Litter would be dropped by future residents.
- The proposal would forestall the site’s possible imminent inclusion into an AONB and/or North Downs National Park.

Amenity

- The land is used by many residents and has a positive impact on mental health.
- It would have a major impact on local infrastructure / services and amenities. Planning obligations would need to be agreed to offset these impacts.
- The houses have become smaller from the previous application, with less space and storage, which will not improve residents’ quality of living.
- The proposed “safe” play area for children seems to contain an area of open water.
- Loss of privacy to neighbouring properties.

Other

- The restrictive covenant requiring access to the site from Binscombe could be overturned or modified.
- A decrease in value of local properties
- The hill entails complications for building work and risk to structures further up it.
- It is unclear how much waste storage space will be needed for two, possibly three, bins and a food caddy.
- Insufficient notification of the application, insufficient time to comment and inappropriate placement of public notices.
- The construction process would be noisy, lengthy, disruptive and obstruct roads.
- There would be an erosion of the local community’s trust in local government should this application be approved.

- Loss of views
- Effects on social cohesion / public support, impacting civic engagement.

One comment has been received from Godalming Cycle Campaign as follows:

- Insufficient active travel provision has been planned for the new residents.
- 100% affordable housing must be coupled with 100% affordable transport.
- If the two pedestrian secondary accesses are to be used by cyclists, they need to be shown as available for shared use.

Two letters of support have been received raising the following points:

- Agreement with this proposal in principle given the provision of affordable housing, which the area is desperately in need of.
- Trees should be kept, along with new planting provided, thus allowing some privacy.
- There should be no way a road comes into Copse Side.
- The speed should be reduced along this part of Binscombe by introducing speed humps and to make vehicles wait for another vehicle to pass through.
- The fox set in the corner of the field should be protected.
- It's a good idea to offer the dwellings first to those who live in the area.

8. Planning Considerations:

9. Principle of development

Policy SP1 of the LPP1 states that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development.

Policy SP2 of LPP1 outlines that the Spatial Strategy to 2032 is to focus development at the four main settlements, one of which is Godalming.

Policy ALH1 of LPP1 allocates a minimum of 1,520 new homes in Godalming (including homes permitted and built since April 2013 and anticipated windfall development). This need has not yet been met contrary to the assertion in one of the objections.

This site has been removed from the Green Belt following a review as part of the Local Plan Part 1 process (Policy RE2). The fields to the north and north west of Binscombe are still within the Green Belt. The site's former use was agricultural. It helps to define the western edge of Godalming but does not contain it. The removal of this piece of land effectively round-offs the settlement and does not affect the openness of the countryside in this area. It now forms part of the settlement area of Godalming but is no longer within the Area of Great Landscape Value (AGLV). As per NPPF paragraph 146, the LPA has already demonstrated that it has fully examined all other reasonable options for meeting its identified need for development, including on brownfield sites.

The site, however, is not allocated for any kind of use or quantum of development. It is noted that it was used informally during the Covid 19 pandemic as amenity space for dog walkers, etc, but that is no longer the case. It is noted that there is a need for local infrastructure within the borough, but this application must be assessed for the use proposed. Given the housing need within the borough (as referred to in the next section of the report), the use of the land as residential is considered appropriate. As such, the principle of residential development on this site is acceptable.

10. Housing Land Supply

The Council's current housing land supply is calculated to be 3.89 years' worth. As the Council cannot presently demonstrate a five-year housing land supply, paragraph 11(d) of the NPPF 2021 is engaged via footnote 7. Therefore, unless the site is located in an area, or involves an asset, of particular importance, that provides a clear reason for refusal, then permission must be granted unless it can be demonstrated that any adverse impacts demonstrably outweigh the benefits when assessed against the Framework as a whole.

The 'tilted balance' at paragraph 11(d) of the NPPF is therefore engaged and the development plan policies most important in the determination of the application must be considered out-of-date. Permission should be granted unless the adverse impacts would significantly and demonstrably outweigh the benefits.

The application proposes the erection of 27 dwellings. It would therefore represent a small, albeit important contribution to housing supply. This is given significant weight in the planning balance.

11. Affordable Housing and Type / Unit Mix

Policy AHN1 of LPP1 requires a minimum provision of 30% affordable housing and the mix of dwelling types, sizes and tenure split to be in line with the most up-to-date evidence of housing needs and the Strategic Housing Market Assessment.

It is noted that the previous application was refused partly due to the applicant failing to enter into a legal agreement to secure the provision of affordable housing to meet the Council's housing need.

The proposal is for 100% so whilst the LPA can only insist on 30%, if planning weight is given to the provision of 100% affordable then the remaining 70% of the units (referred to as 'additionality') should be secured via legal agreement. This also adds to the amount of weight this can be given as a public benefit of the scheme.

The weight to be given to the provision of 100% affordable housing must be reduced as a local connection test for Shared Ownership cannot be secured as the applicant is relying on grant funding from Homes England, there is a priority list within Waverley for the Affordable Rented units so the proposal would still benefit the local community.

The split proposed is Affordable Rent (37%) to Shared Ownership (63%), which is considered acceptable given the most up to date assessment of need being 43% and 57% respectively in 2021.

In this case, there would be four x 1 bed (15%), 12 x 2 bed (44%) and 11 x 3 bed (41%). Godalming and Farncombe Neighbourhood Plan (GFNP) Policy GOD1 requires the provision to be at least that indicated for the Godalming area in the most up to date Strategic Housing Market Assessment (SHMA), which is 2022 rather than the 2015 version that informed the neighbourhood plan. This is as follows:

	1-bedroom	2-bedroom	3-bedroom	4+-bedroom
Affordable home ownership	20%	50%	25%	5%
Affordable housing (for rent)	40%	30%	25%	5%

The proposal is therefore considered to be broadly in accordance with LPP1 Policy AHN1 and GFNP Policy GOD1.

12. Density

A site density of 22 dwellings per hectare (dph) is considered acceptable because it is lower in comparison to surrounding built development due to the large amount of open space provided around the site boundaries. This is not a town centre location where a higher density would be expected to fit in with the existing built development.

13. Design and impact on visual amenity

Policy TD1 of the LPP1, Policy DM4 of the LPP2 and paragraphs 131, 135 and 139 of the NPPF requires development to be of high quality design and to be well related in size, scale and character to its surroundings.

GFNP Policy GOD5 seeks to achieve the same aims, but is more specific and requires the following:

- Development proposals to demonstrate how they contribute positively to the features of the site's character areas;
- The retention of historic buildings that contribute to the distinctive character and historic architectural interest of the character area;
- Cramped development to be avoided by reflecting the established plots widths;
- The form of development to be in keeping with the immediate surrounding area;
- New developments to respond to the existing streetscene, including boundary treatments and setbacks from the road;
- Design to meet the 'Building for Life 12' criteria (in Appendix A).

The site is within the "1930s and onwards Farncombe" Character Area as identified in the neighbourhood plan, although the Binscombe estate was constructed in the 1950s

with the Copse Side and Badger Close dwellings being built a decade or two later. It is defined as a low lying, relatively flat and featureless residential area with relatively generous sized houses set back from the road by front gardens, but which are rather uniform without any remarkable architectural design features. The pattern of roads is varied with grass verges as well as communal play areas and large allotments, but the area and street scene appear poorly maintained.

Therefore, rather than retain the character of the neighbourhood, the proposal has a real opportunity to improve this for the benefit of the local community. The layout maintains a belt of green open space around the surrounding built form. On entering the site, the primary focus is on the village green which provides a semi-rural design approach. The site is proposed to be screened along Binscombe so as maintain the rural approach to the hamlet of Binscombe, which could be controlled by way of a landscaping condition.

It is acknowledged that the development results in a loss of currently open green space and that it would effectively join Copse Side to the south side to Binscombe to the east. Whilst this is the case, the proposal residential development of this site would 'round off' the settlement boundary.

Internally, the road network is designed in a way that allows for a variety of elevations to be explored within the site and for the buildings to turn street corners well. The design approach is one that is reflective of nearby buildings. The shape, form and architectural details are reminiscent of farm buildings. Of particular note is the variety of roof forms to include gables, hips, barn hips and dormer windows breaking up the rooflines. Following amendments to the tiles and brick, the proposed materials are reflective of the Surrey vernacular and Officers consider that the approach has a good relationship to its setting. This is further emphasised by how the built form increases in bulk and mass from the entrance of the site towards the rear, reflecting the pattern of development as it transitions from Binscombe to the properties along Copse Side. There are also sufficient different between the plots such that the established plots widths are respected.

Officers consider that the design approach is appropriate to the site and its setting and, through the landscaped approach, would not result in harm to the street scene. The edges of the development site are generally well screened with vegetation, and this would be enhanced as part of the proposal. Whilst this is the case and has been demonstrated through contextual analysis, Officers consider that conditions would be required to ensure that the finer details of the proposal are of a high standard.

It is, however, considered necessary to restrict permitted development rights in respect of extensions, roof additions and other roof alterations, and porches to prevent these additions potentially having a detrimental impact on the appearance of the development and on the setting of heritage assets. The LPA would wish to consider in detail the impacts of such development as part of a planning application.

The proposal is therefore considered to be LPP1 Policy TD1, LPP2 Policy DM4 and GFNP Policy GOD5.

14. Impact on heritage assets

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering applications which affect listed buildings, Local Planning Authorities must have special regard to the desirability of preserving the setting of the building and any features of special architectural or historic interest which it possesses.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that Local Planning Authorities must pay special attention to the desirability of preserving, or enhancing the character and appearance of conservation areas.

Whilst the site itself does not contain any designated heritage assets, there are Grade II listed buildings to the northeast at St Christopher's Cottage, with Binscombe Farmhouse and Fox's Barn to the southwest; the Grade II listed Brickfields is further to the north; beyond that, is situated the Binscombe Conservation Area. Fox's Barn, a pair of 17th and 18th Century barns since converted into a single dwelling, was considered by the Appeal Inspector for the previous scheme to be positioned some distance away from the site with limited inter-visibility and therefore could not be affected by the proposal.

The historic significance of the Binscombe Conservation Area is in the former isolation of the medieval hamlet around Binscombe Farm. This farm has a Georgian brick façade but is timber framed at the back, and together with three other timber framed buildings forms a picturesque group in spite of more recent development. The rural nature of the setting and the fact that this can still be appreciated makes a strong contribution to the conservation area's significance and the listed buildings and structures within it.

It is noted that the main reasons the previous application were refused - and which were upheld at appeal - relate to the impact upon the setting and associated significance of the conservation area and listed buildings, particularly Binscombe Farmhouse. This was predominantly due to the loss of the open space, the number of dwellings and consequential urbanising impact. The previous proposal would have been visible on the approach to the conservation area, increasing perceptible built form, especially in the case of the plots closest to the road, and changing the way in which the conservation area is experienced. Whilst there was some openness within the then-proposed layout as the access would have curved around an undeveloped parcel, the buildings were positioned closely together creating a strong built frontage, producing a cramped urban appearance. Although there was some variance in building heights, the built form would have been exacerbated by the height of some buildings, such as Plot 8, and the expanses of glazing, particularly at first floor level. The previous proposal would have also introduced built form in the key view into the settlement, reducing the prominence and effect of the Grade II listed Binscombe Farmhouse within

the streetscene. The previous proposal was therefore also found to have an effect on its setting, which forms a strong part of its significance.

The current application pulls the proposed built form away from the northern, north-western and south western boundaries, which are those that are closest to Binscombe Farmhouse and the conservation area. It still results in the loss of open space, but less than the previous proposal and would improve the quality of that on site with public open space, a play area and a retention basin proposed, all of which serve multiple beneficial purposes. It is noted that six more dwellings are proposed than previously, but these have been achieved because there are more flats proposed than the previous scheme. This reduces the amount of built footprint on site, which is what was found to have caused detrimental impacts on heritage assets rather than the number of dwellings themselves. By virtue of proposing building on a site comprised of open space, any proposal would have a consequential urbanising impact. However, in this case, the proposed buildings would be significantly set back from the whole length of the site's frontage with the access road into the settlement of Binscombe as well as from the south western boundary closest to the Grade II listed Binscombe Farmhouse, the boundary between the two benefits from extensive mature screening, comprising a tall untrimmed Leyland Cypress hedge and a Hazel coppice. The perception of the built form would be greater in winter than summer months, but the frontage buildings in a line with one another would be well separated from each other with the other buildings in the gaps between well set back from the frontage buildings.

This would not produce a cramped urban appearance and is considered to negate a detrimental impact on the conservation area and Binscombe Farmhouse, which is set on a prominent frontage at the entrance to the settlement. As with the previous proposal, there would be some variance in building heights, but in contrast, the closest building to the site access (was Plot 8, now Plot 3-4) no longer has a large barn-ended roof and the building height has been reduced with a more conventional pitched roof. Additionally, the extensive glazing has been replaced with more proportionally sized windows.

It is considered that this proposal would be visible in the rural approach, a key view locally, and this would be particularly clear in the case of plots 3 and 4 as well as the parking spaces and garden fencing to plot 2, that would be directly in front of the entrance to the site. Additionally, the increased number of units (27 as opposed to 21) result in there being no gaps in the built form when the dwellings are viewed from the north, creating a strong built frontage, and resulting in a similar suburbanising effect as previously identified. This results in harm to the setting of the Binscombe Conservation Area. However, there have been changes to the scheme since the previous application, notably a significantly larger buffer zone in the form of open space between the proposed housing site and the heritage assets as well as smaller units and revised materials. It is therefore considered that the design approach for the development is sufficiently reflective of its historic setting and that the proposal is at a lower end of the 'less than substantial harm' spectrum than the previous application. This is also the

case in respect of the impact on St Christopher's Cottage given the potential for boundary screening.

NPPF paragraph 208 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimal viable use. In this instance, the public benefits are the provision of 27 units of affordable housing, contribution towards housing land supply within the Borough, significant sustainability and biodiversity gains, connections into public rights of way, public open space (including play equipment) and infrastructure contributions. These are considered to outweigh the low level of less than substantial harm identified.

In summary, the proposal is acceptable in heritage terms and, as such, the first two reasons for refusal of planning application WA/2018/1525 have been successfully addressed. As such, the proposal would be in accordance with the National Planning Policy Framework, Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as well as LPP1 Policy HA1 and LPP2 Policies DM20 and DM21.

15. Impact on landscape character

Policy RE3 of the LPP1 requires development to respect and, where appropriate, enhance the distinctive character of the landscape in which it is located.

As previously mentioned, this site is not part of the AGLV, but it covers the land opposite the site to the north so the same principles for landscape protection apply, although the level of protection afforded to the AGLV will be commensurate with its role as a local landscape designation. The site's existing landscape character exhibits significant urban influences, which includes the residential development adjacent to the site's northern, eastern, and western boundaries, which all detract from the site's scenic qualities.

A Landscape and Visual Assessment (LVA) has been submitted to assess the magnitude of change the development would cause to the site's landscape character and setting. This would be different at varying stages in the future were this application to be approved and built out. The highest magnitude of change would be during the construction phase given the replacement of an undeveloped field with 12, two storey residential buildings. However, the LVA concludes that the effects on the wider landscape setting would be minor on the 10-year anniversary of the proposed development as long as the proposed landscape strategy is successfully implemented and maintained. This also takes account of its scale and nature, proximity to the existing surrounding residential buildings and substantive screening.

Regarding the visual effects of the proposed development, the LVA finds that the development would have a moderate visual impact and a minor / negligible character impact, with only one of the nine identified viewpoints being the subject to a material

change. However, this is still considered to be minimal due in most part to intervening built form and dense mature vegetation, the area's topography, and the similar setting of the proposed scheme. This is subject to suitable mitigation measures, including enhancing the existing native site boundary trees / hedgerows with additional native planting from the outset of the introduction of the new dwellings.

There would be a loss of three trees within the site. Whilst this issue is considered in more detail in the next section, their removal is considered have a limited impact on the overall character of the area. Further details are recommended to be conditioned.

It is considered that redevelopment of the site for residential dwellings can occur with little impact of the wider landscape character, viewpoints, or visual receptors. As such, the proposal would be in accordance with Policy RE3 of LPP1 and Policy DM4 of LPP2.

16. Landscaping and impact on trees

Policy NE2 of the LPP1 states that the Council will seek, where appropriate, to maintain and enhance existing trees, woodland, and hedgerows within the Borough. Policy DM11 of the LPP2 outlines that development should adequately protect trees and hedgerows during all phases of development, including through providing adequate separation; provide suitable, preferably native, species for planting; and incorporate high quality landscape schemes, appropriate to the scale, nature, and location of the development.

Of the three trees to be removed, all are Category C. Two are partially collapsed willow trees (T3 and T4) with 20 and less than 10 years lifespan respectively as well as a young, low-quality common ash (T5), also with less than 10 years lifespan. Additionally, Category U English elm trees within G4 would be removed. These removals would allow for more substantial boundary line hedgerow and new feature tree planting that would bring longer-term benefits to the site.

A Tree Protection Plan and an appropriate landscaping scheme are recommended to be secured by conditions.

The site frontages are to be planted with decorative shrubs, mixed hedges and native trees to provide a visual barrier to the development as well as to increase the amenity value of the area. Trees would also be planted to line the internal streets. These proposals are supported.

The public open space is proposed to be seeded with a wildflower and grass mix with a wildflower only seed mix to the perimeter where appropriate, which would also help in delivering a biodiversity net gain (BNG). This will be expanded on in the next section.

A Copse Side Woodland Management Plan has been agreed with the Council's Greenspaces Manager and a financial contribution towards the implementation of this

would be secured by legal agreement. This is related to the proposed connections from the site to the existing public right of way to the south.

The proposal would be in compliance with paragraph 136 of the NPPF, Policy NE2 of LPP1 and Policy DM11 of LPP2.

17. Biodiversity and compliance with Habitat Regulations 2017

Policies NE1 of the LPP1 and DM1 of the LPP2 states that the Council will seek to conserve and enhance biodiversity. Development will be permitted provided it retains, protects and enhances biodiversity and ensures any negative impacts are avoided or, if unavoidable, mitigated.

Further, Circular 06/2005 states 'It is essential that the presence or otherwise of protected species and the extent that they may be affected by the proposed development, is established before planning permission is granted.'

The submitted Biodiversity and Ecology Checklist identifies that there is broad-leaved woodland, veteran trees, mature hedgerows and areas of scrub well-connected to woodland or hedgerows on site. The loss of these would have the potential to affect the habitats of bats, dormice, breeding birds and badgers. The Ecological Appraisal provided details the following measures for each of these species:

- Bats: The improved grassland, scrub and tall ruderal habitats would provide further foraging opportunities. The trees identified as being suitable to support roosting bats would not be affected by the proposal.
- Dormice: Potential for their presence is regarded as low but cannot be ruled out. The retention of hedgerows and woodland and a sensitive lighting plan would allow suitable habitat for these species in the event they are present.
- Badgers: Precautionary methods of working to avoid trapping them and other mammals are recommended.
- Birds: The hedgerows, trees, scrub and woodland provide potential nesting opportunities for a range of common bird species. No further surveys are required, but removal of suitable habitat should be carried outside the bird nesting season as well as the dormice hibernation period or else a pre-works check must be carried out. Mitigation / enhancement measures have been suggested.

In terms of Great Crested Newts, two ponds with associated ditches are located within 250m of the site with further surveys carried out in 2021 demonstrating that their presence is unlikely.

A 10% net gain as required by the Environment Act 2021 is not mandatory until 12th February 2024 for major development, but LPP1 Policy NE2 requires new development to make a positive contribution to biodiversity. A Biodiversity Net Gain Preliminary Design Stage Report has been submitted that demonstrates the total net

percentage change for habitats is +50.68% and +12.59% for hedgerows. As such, Biodiversity Offsetting will not be required.

It is considered that a Landscape and Ecological Management Plan (LEMP) would be required to be conditioned. Additionally, although generally not sought to cover ecological elements of a development proposal, a Construction Environmental Management Plan (CEMP) must also include mitigation methods for reptiles, such as fencing to prevent their incursion into the construction site. This is recommended to be secured by condition.

The proposal would be in compliance with paragraph 191 of the NPPF, Policy NE2 of the LPP1 and Policy DM11 of the LPP2.

18. Impact on residential amenity

Policy TD1 of the LPP1 and Policies DM1 and DM5 of the LPP2 seeks to protect future and existing amenities for occupants and neighbours and ensure that new development is designed to create safe and attractive environments that meet the needs of users and incorporate the principles of sustainable development.

Objections have been raised to the loss of privacy to neighbouring properties. However, given the separation distance of 58m from 202 Binscombe to the closest point proposed dwelling as well as the existing screening, this is not considered to be the case. It is also noted that the screening would be increased, particularly on the boundary with no. 202.

There would be no material loss of sunlight, daylight or outlook, and the proposal would not result in overshadowing, the creation of a sense of enclosure or have an overbearing impact to the residential properties. As such, Officers do not consider that the development results in an undue impact on residential amenity. However, a construction dust impact assessment, including a management plan, would be secured by condition.

The proposed site access would use the existing access to the site, albeit this has not been in use for quite a while and is currently gated. This is located some distance away from the nearest residential property, which is considered the correct approach. Compared to the existing use of the site, the proposal would introduce more noise and disturbance through vehicular traffic and therefore increased trips. However, given that these would occur away from residential properties, they are not considered to cause a material impact in respect of noise and disturbance.

The proposal would be in compliance with Policy TD1 of the LPP1 and Policies DM1 and DM5 of the LPP2

Future Occupier Amenities

Policy TD1 of the LPP1 seeks to maximise the opportunity to improve the quality of life, health and well-being of current and future residents through the provision of appropriate private, communal and public amenity space, appropriate internal space standards for new dwellings, on site play space provision, appropriate facilities for the storage of waste and private clothes drying facilities.

The proposed dwelling has been considered against the Technical Housing Standards - Nationally Described Space Standard dated March 2015 (the national standard).

The one bedroom dwellings would be for two people over a single floor so are required to be 50m². The two bedroom dwellings are split between three person flats and four person two storey houses so are required to be 61m² and 79m² respectively. The three bedroom dwellings are also split, but between four person flats and five person two storey houses. These are required to be 74m² and 93m² respectively. All dwellings exceed the minimum standards set out in the NDSS, which is welcomed. The bedroom sizes would be commensurate with the proposed occupancy level. The internal floor to ceiling heights would be 2.38m on the ground floor and 2.33m on the first floor of all buildings, which is compliance with the NDSS. Officers consider that all of the units would benefit from ample natural light, ventilation and outlook as a respect of being dual aspect.

An objection was raised by a local residents about the dwellings having less storage compared to the previous application. It is unclear whether this is the case, but it is clear from the submitted floor plans that all would have sufficient built-in storage in line with the NDSS.

Policy AHN3 requires new developments to meet Building Regs M4(2) "Accessible and adaptable dwellings" and the agent has confirmed that they are agreeable to a compliance-only condition. Additionally, all front doors would face onto the street.

On promoting healthy communities, the NPPF sets out that the planning policies and decisions should aim to achieve places which promote safe and accessible developments, with high quality public space which encourage the active and continual use of public area. These should include high quality open spaces and opportunities for sport and recreation which can make an important contribution to the health and well-being of communities. Policy LRC1 of the LPP1 states that proposal for new residential development will be expected to make provision for play space in accordance with the Fields in Trust standard. For the size of the development, the Fields in Trust standard expects a Local Equipped Area for Play (LEAP) to be provided, which is to be a minimum size of 0.04ha (20 x 20m) and a minimum of 20m from the habitable room façade of the closest dwellings. Limited details of these provisions have been supplied and, should permission be granted, a condition for details of these to be submitted should be included. Officers are satisfied, however, that there is sufficient space within the site to provide amenity space.

The houses would benefit from private outdoor amenity space in the form of a rear garden 10m or more in depth. The flats would benefit from a communal rear garden commensurate in size to the number of flats sharing and the occupancy level, varying between 51m² and 100.14m² per dwelling. The gardens would all be of a good size and shape.

In summary, the outline proposal would have an acceptable impact on the amenity of existing and future occupiers, subject to recommended conditions. The proposals are therefore in accordance with LPP1 Policies TD1 and LRC1 and LPP2 Policy DM5.

19. Climate Change & Sustainability

Policy CC1 of the Local Plan (Part 1) 2018 seeks to support development which contributes to mitigating and adapting to the impacts of climate change, including measures that use renewable and low carbon energy supply systems.

Policy CC2 of the Local Plan (Part 1) 2018 seeks to promote sustainable patterns of development and reduce the level of greenhouse gas emissions as well as the inclusion of measures to minimise energy and water use.

Policy DM2 of the Local Plan (Part 2) 2023 states that all development should seek to maximise energy efficiency and reduce carbon emissions through its design, structure, orientation and positioning, landscaping and relevant technology.

GFNP Policy GOD13 encourages proposals that incorporate measures to enable the use of recycled water.

The Council's Climate Change and Sustainability SPD (October 2022) is relevant.

A Climate Change and Sustainability Checklist has been submitted, but this references the Energy Statement. This details that the proposal would follow an integrated passive design and 'fabric first' approach to reduce heating demand, achieve excellent levels of airtightness, maximise daylighting, use natural/passive ventilation, use reclaimed, recycled and locally (and sustainably) sourced building materials where possible and use low energy LEDs for all lighting.

A site waste management plan (SWMP) would aim to divert at least 85% of site waste from landfill, by re-use and recycling.

Water efficiency will be enhanced, with maximum water use 110 litres of water per person per day as required by Policy CC2. A prior to first occupation condition is recommended to secure this. Water butts are to be incorporated for rainwater harvesting. In terms of energy generation for the development, this would be via air source heat pumps (ASHPs) and solar PV panels.

It is noted that Part L – Conservation of Fuel and Power of the Building Regulations 2022 requires each residential unit built to have achieved a 31% reduction in carbon emissions, but this proposal would result in a total saving in CO2 emissions of 66.3%.

Therefore, all these measures are supported, and the proposed development would be highly sustainable, exceeding requirements in national and local policies. The proposals are therefore in accordance with LPP1 Policies CC1 and CC2, LPP2 Policy DM2 and GFNP Policy GOD13.

20. Impact on Highways & Transport

Policy ST1 of LPP1 outlines that development schemes should be located where sustainable transport modes can be maximised; should make contributions to the improvement of existing and the provision of new transport schemes that give priority to users of non-polluting vehicles; should be accompanied by Transport Assessments and Travel Plans; and should make appropriate provision for car parking.

Policy DM4 of LPP2 requires entrances to developments to be obvious for all users of the site, permeability and access throughout the site and active travel modes to be promoted. Policy DM9 of LPP2 promotes sustainable transport modes and patterns through developments providing inclusive, safe and convenient access for all; an adequate highway design and layout; access by service and emergency vehicles at all times; adequate car and cycle parking spaces; public transport infrastructure; and them not having a severe residual cumulative impact on highway network capacity.

GFNP Policy GOD5 specifies minimum off-street car parking standards and residential street design, including on-street parking arrangements. GFNP Policy GOD9 addresses sustainability transport links, safe pedestrian and cycle access, and Movement Routes (shown on the Policies Map). GFNP Policy GOD11 covers electric vehicle charging points.

GFNP Policy GOD9 addresses 'Movement Routes'. The closest one is Copse Side to the south of the site. Works to the public footpath to the south are proposed by the developer to allow pedestrian access in and out of the site, including its upgrade to provide a better standard of hard surfacing. The result of this would improve the permeability of the site and provide better pedestrian access in line with this policy. As this footpath is outside of the site boundary and owned by the Council, it is considered that this should be controlled by way of an appropriate legal agreement.

The site is in a somewhat sustainable location with the town centres of Godalming and Guildford being approximately 2km and 4km away respectively, although it is on the edge of a settlement adjacent to rural areas. Bus stops are on Green Lane 320m away from the site access served by the number 46 route between Guildford and Farnham, but there are good pedestrian and cycle links to the local area. These allow access to the closest train station at Farncombe, which is about a 20 minute walk away and provides regular services between London Waterloo and Portsmouth.

44 allocated car parking spaces are proposed as well as seven visitor spaces. According to the GFMP, a minimum of 55 spaces could be provided, not including visitor spaces. Surrey CC provides maximum standards, which for this development would dictate that no more than 42 spaces be provided given it is considered to be in a suburban edge location. Surrey CC's standards encourage visitor parking, but don't require it. Given that 44 spaces falls in-between the two figures and the GFMP provides more localised figures, this is considered acceptable. With 27 dwellings, there is likely to be multiple visitors and seven spaces is considered reasonable. 10% of the total spaces should be for disabled users, but details of these are recommended to be secured by condition.

17 sheds and 10 racks are proposed for cycle parking, the former for the houses and the latter for the flats. It is unclear how many spaces each would provide, but the numbers must comply with Surrey CC's minimum cycle parking requirements of one space per 1 and 2 bedroom unit and two spaces for 3 or more bedroom unit. Again, it is recommended for further details to be conditioned.

The provision of wall-mounted and freestanding electric vehicle charging points is encouraged, but this is secured by Building Regs Part S so need not be conditioned. The power supply could also be used for e-bikes.

The proposed residential development is expected to generate 14 two-way movements during both the am and pm peak periods. This would equate to one vehicle trip on the local highway network approximately every 4 minutes during both peak periods. As such, it is considered that the proposal would not increase activity to such a degree as to impact on highway safety and is therefore acceptable.

It is noted that no highways or transport-related objections were raised to the previous scheme and the Appeal Inspector agreed with SCC Highways' comments. Access is to the north off Binscombe and a splayed junction has been proposed incorporating visibility splays, particularly as the road is a bit narrower than expected for a two-way vehicular route.

It is noted that the introduction of a 20mph speed limit to a 40mph between the proposed site access and Binscombe medical centre is outside the control of the LPA, but this could be achieved through a Traffic Regulation Order (TRO). However, highways improvements in the form of a controlled crossing for pedestrian access to Binscombe medical centre and improvements to the Green Lane junction with Copse Side can be secured by a legal agreement.

Following negotiations, the site access has been amended to remove the pedestrian route out of the site since there is no footway along Binscombe and it would be too narrow to introduce one. The access would otherwise be acceptable with details for construction vehicles and the final version for future occupiers and visitors

recommended to be secured by condition. It is noted that the internal roads are suitable for adoption by Surrey CC.

Conditions are recommended to be imposed in respect of a Construction Transport Management Plan, as suggested by the SCC Highways so the proposal would not prejudice highway safety nor cause inconvenience to other highway users.

The proposed development therefore complies with the NPPF in this respect and with LPP1 Policy ST1 and LPP2 Policies DM4 and DM9.

21. Archaeology

LPP2 Policy HA1 outlines that the significance of the heritage assets, including archaeological sites, within the Borough are to be conserved or enhanced to ensure the continued protection and enjoyment of the historic environment.

LPP2 Policy DM25 requires an initial assessment of the archaeological value of any site exceeding 0.4 hectares to be submitted, potentially along with an archaeological field evaluation with any important archaeological remains left in situ protected or being subject to archaeological recording, formal reporting, publication and archiving in a suitable repository as part of a scheme of works.

Roman evidence is more prevalent in this area, with a villa identified to the south of the site as well as a ditch in a garden on Binscombe Lane containing pottery, tile and animal bone dating from the 2nd - 4th Century. The evaluation undertaken on this site revealed just two features of possible archaeological interest, a gully and a ditch, tentatively dated to the late medieval to early post-medieval period. They probably represent field boundaries, and therefore it is considered that the site has no archaeological potential.

The SCC Archaeology Officer agrees that the archaeological features discovered are not of sufficient significance to require any further archaeological investigation. As such, no further archaeological work is required. The proposals are therefore in accordance with LPP1 Policy HA1 and LPP2 Policy DM25.

22. Contamination

LPP2 Policy DM1 requires significant harm to the health or amenity of future occupants of the development to be avoided, or if significant environmental impacts cannot be avoided, they should be adequately mitigated, or as a last resort, compensated for. Additionally, in areas where contamination is known or likely to be found, a desk-based assessment of the likelihood and extent of land contamination, followed by an intrusive investigation where appropriate, together with the provision of any appropriate remediation measures should be provided.

No contaminated land report or similar has been submitted, but the Council's Environmental Health Officer has reviewed the reports submitted with the previous application (ref. WA/2018/1525). These are considered comprehensive and have assessed the potential risks at the site well. As such, no further recommendations need to be made to land quality and no conditions are therefore requiring further details are therefore necessary unless contamination not previously identified is found to be present on site.

23. Drainage

Policy CC4 of LPP1 requires sustainable drainage systems (SuDS) on major developments (10 or more dwellings) and encouraged for smaller schemes. A site-specific Flood Risk Assessment will be required for sites within or adjacent to areas at risk of surface water flooding as identified in the SFRA. There should be no increase in either the volume or rate of surface water runoff leaving the site.

A Flood Risk Assessment and Drainage Strategy has been submitted. The LLFA has considered these proposals and has confirmed that the drainage proposal satisfies the requirements of the NPPF and NPPG. It has further recommended that should permission be granted, then suitable conditions should be imposed to ensure that the SuDS scheme is properly implemented and maintained throughout the lifetime of the development. Having had regard to the SuDS scheme and the FRA, it is considered that the proposal adequately addresses flood risk, surface water and ground water flooding risk in accordance with the NPPF. The proposals are therefore in accordance with LPP1 Policy CC4.

24. Infrastructure

Policy ICS1 of the Local Plan (Part 1) 2018 states that infrastructure considered necessary to support new development must be provided either on or off-site or by the payment of contribution through planning obligations and/or the Community Infrastructure Levy.

GFNP Policy GOD16 encourages the provision of large Locally Equipped Areas for Play (LEAPs) through land being reserved on sites for this purpose, and the use of developer contributions will be encouraged to refurbish or improve existing facilities. Additionally, appropriate provision of paths to enable disabled access and access with pushchairs is encouraged with materials used to minimise the impact on the existing green space.

It is noted that the previous application was refused partly due to the applicant failing to enter into a legal agreement to secure the provision of environmental enhancements, play areas and leisure improvements. It is worth noting that the Play Area Strategy 2015 – 2024 identifies seven wards that fall below the Waverley average for both equipped play provision and the Fields in Trust standard for informal play space, one of which is Godalming Binscombe.

The applicant has agreed Heads of Terms which have been identified as necessary by the relevant infrastructure providers as follows:

- Bus shelters on Binscombe Lane costing £5,062.50;
- The provision of a new play area, trim trail and access paths in Binscombe Open Space costing £35,550 as well as a 10 year management plan for it;
- Surfacing improvement to public footpath no. 1 (between Binscombe and Green Lane), including provisions to link between it and the southern boundary of the application site, as well as between Copse Side and Footpath 1;
- The provision of indoor fitness equipment at Godalming Leisure Centre costing £17,115.

As of yet, a legal agreement has not been signed and completed. However, the applicant has submitted a draft version to the Council so has demonstrated a willingness to enter into one to secure the relevant contributions.

Subject to the completion of a legal agreement to secure the planning outcomes necessary to make this development acceptable. It is concluded that the proposal would adequately mitigate for its impact on local infrastructure and comply with Policy ICS1 of LPP1 and GFNP Policy GOD16.

25. Conclusion

The planning balance assessment concludes that the proposal is in accordance with the Development Plan and there would be substantial public benefits, such as the 27 units of affordable housing, that would outweigh the low level of 'less than substantial' harm caused by the proposal. Whilst the proposal would result in the loss of agricultural land, it is highly material that Policy RE2 incorporated the site into the Developed Area of Godalming. As such, planning permission is recommended for approval subject to the conditions outlined below.

Recommendation

That delegated authority be granted to the Executive Head of Planning Development to complete a Section 106 Agreement to secure the heads of terms identified above and the affordable housing as set out in the report together with any management arrangements that need to be secured for space within the development.

1. Condition:

The plan numbers to which this permission relates are:

SMA-7032-001 A
7032-004 P01
22.1618.100 M
22.1618.001 C
22.1618.200 D
22.1618.201 D

22.16.18.203 F
22.1618.204 D
22.1618.205 D
22.1618.206 D
22.1618.207 D
22.1618.208 D
22.1618.209 D
22.1618.310
22.1618.320
22.1618.405 A
22.1618.415 A
22.1618.425 A
22.1618.426
22.1618.435 A
22.1618.445 B
22.1618.455
22.1618.465
22.1618.475
22.1618.485
22.1618.400 A
22.1618.410 A
22.1618.420 B
22.1618.421
22.1618.430 A
22.1618.440 B
22.1618.450
22.1618.460
22.1618.470
22.1618.480

Arboricultural Impact Assessment
Ecological Appraisal Version 1.3
Energy and Sustainability Appraisal
Flood Risk Assessment and Drainage Strategy Issue 01
Great Crested Newt Assessment - Survey 1.2

The development shall be carried out in accordance with the approved plans. No material variation from these plans shall take place unless otherwise first agreed in writing with the Local Planning Authority.

Reason:

In order that the development hereby permitted shall be fully implemented in complete accordance with the approved plans and to accord with Policies ST1, ICS1, TD1, HA1, NE1, NE2, CC1, CC2 and CC4 of the Local Plan 2018 (Part 1), Policies DM1, DM2, DM4, DM5, DM6, DM7, DM9, DM11, DM20 and DM21 of the Local Plan 2023 (Part 2) and Policies GOD5, GOD6, GOD9, GOD13 and GOD16 of the Godalming and Farncombe Neighbourhood Plan (April 2019).

2. Condition:

No development shall take place until details of the materials to be used in the construction of the external surfaces of the development hereby permitted have

been submitted to and approved in writing by the Local Planning Authority. These should be in accordance with drawing no. 22.1618.203 F unless otherwise agreed by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason:

In the interest of the heritage assets, character and amenity of the area in accordance with Policies TD1 and HA1 of the Local Plan 2018 (Part 1), Policies DM4, DM20 and DM21 of the Local Plan 2023 (Part 2) and Policy GOD5 of the Godalming and Farncombe Neighbourhood Plan (April 2019).

3. Condition:

The development hereby permitted shall not be occupied until a scheme for the storage of refuse and recycling has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out and provided in full in accordance with the approved details prior to first occupation of the development and the refuse and recycling storage facilities shall thereafter be retained for use at all times.

Reason:

To ensure the provision of satisfactory facilities for the storage of refuse and recycling in accordance with Policies TD1 and CC2 of the Local Plan 2018 (Part 1), Policy DM4 of the Local Plan 2023 (Part 2) and Policy GOD5 of the Godalming and Farncombe Neighbourhood Plan (April 2019).

4. Condition:

No extension, enlargement or other alteration of the dwellinghouses as provided for within Schedule 2, Part 1, Classes A, B, C and D of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended (or any order revoking and re-enacting that Order with or without modification) other than that expressly authorised by this permission shall be carried out without planning permission obtained from the Local Planning Authority.

Reason:

The Local Planning Authority considers that further development could cause detriment to the character and appearance of the area, including the setting of heritage assets, and for this reason would wish to control any future development to comply with Policies TD1 and HA1 of the Local Plan 2018 (Part 1), Policies DM4, DM20 and DM21 of the Local Plan 2023 (Part 2) and Policy GOD5 of the Godalming and Farncombe Neighbourhood Plan (April 2019).

5. Condition:

The hard surfaces hereby approved shall be made of porous and / or permeable materials and retained thereafter or provision shall be made and retained thereafter to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the site.

Reason:

To reduce the risk of flooding and pollution and increase the level of sustainability of the development in accordance with Policies CC1 and CC4 of the Local Plan 2018 (Part 1) and Policies DM1 and DM6 of the Local Plan 2023 (Part 2).

6. Condition:

No tree shown as retained on the approved drawings shall be cut down, uprooted, destroyed, pruned, cut or damaged in any manner during the development phase and thereafter within 5 years from the date of occupation of the building for its permitted use, other than in accordance with the approved plans and particulars or as may be permitted by prior approval in writing from the Local Planning Authority. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason:

To enhance the appearance of the development in the interest of the visual amenities of the area, to provide ecological, environmental and biodiversity benefits and to maximise the quality and usability of open spaces within the development in accordance with Policies NE1 and NE2 of the Local Plan 2018 (Part 1) and Policies DM4, DM6 and DM11 of the Local Plan 2023 (Part 2).

7. Condition:

Prior to the first occupation of the development hereby permitted, a scheme for landscaping shall be submitted to and approved in writing by the Local Planning Authority. The approved landscaping shall be implemented in accordance with the approved details in the first planting season after completion or first occupation of the development, whichever is the sooner. The scheme shall include the following:

- a. details of all hard and soft surfacing to include type, position, design, dimensions and materials; and
- b. a schedule detailing sizes and numbers/densities of all proposed trees/plants including details of tree pit design, use of guards or other protective measures and confirmation of location, species and sizes, nursery stock type, supplier and defect period.

Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason:

To enhance the appearance of the development in the interest of the visual amenities of the area in accordance with Policies TD1, NE1, NE2, CC1, CC2 and CC4 of the Waverley Local Plan Part 1 (2018), Policies DM1, DM4, DM5, DM6,

DM7 and DM11 of the Local Plan 2023 (Part 2) and Policies GOD5 and GOD16 of the Godalming and Farncombe Neighbourhood Plan (April 2019).

8. Condition:

The development hereby permitted shall not be occupied until drawings detailing the positions, height, design, materials and type of all proposed boundary treatments shall has been submitted to and approved in writing by the Local Planning Authority. The boundary treatments shall be provided in accordance with the approved details prior to occupation of the development and shall thereafter be retained at all times.

Reason:

To enhance the appearance of the development in the interest of the visual amenities of the area in accordance with Policies TD1 and HA1 of the Waverley Local Plan Part 1 (2018), Policies DM1, DM4, DM5, DM6, DM7, DM20 and DM21 of the Local Plan 2023 (Part 2) and Policy GOD5 of the Godalming and Farncombe Neighbourhood Plan (April 2019).

9. Condition:

The development hereby permitted shall not be commenced (other than works to trees) until details of the design of a surface water drainage scheme in line with the Flood Risk Assessment and Drainage Strategy Issue 01 dated 05/06/2023 have been submitted to and approved in writing by the Local Planning Authority. The required drainage details shall include:

- a) Evidence that the proposed final solution will effectively manage the 1 in 30 (+35% allowance for climate change) & 1 in 100 (+45% allowance for climate change) storm events and 10% allowance for urban creep, during all stages of the development. If infiltration is deemed unfeasible, associated discharge rates and storage volumes shall be provided using a maximum discharge rate of 0.8 l/s.
- b) Detailed drainage design drawings and calculations to include: a finalised drainage layout detailing the location of drainage elements, pipe diameters, levels, and long and cross sections of each element including details of any flow restrictions and maintenance/risk reducing features (silt traps, inspection chambers, etc).
- c) A plan showing exceedance flows (i.e. during rainfall greater than design events or during blockage) and how property on and off site will be protected from increased flood risk.
- d) Details of drainage management responsibilities and maintenance regimes for the drainage system.
- e) Details of how the drainage system will be protected during construction and how runoff (including any pollutants) from the development site will be managed before the drainage system is operational.

Reason:

To ensure that the principles of sustainable drainage are incorporated into this proposal so that the final drainage design does not increase flood risk on or off site in accordance with the National Non-Statutory Technical Standards for

SuDS, Policies CC1 and CC4 of the Local Plan 2018 (Part 1) and Policy DM1 of the Local Plan 2023 (Part 2).

10. Condition:

Prior to the first occupation of the development, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority. This must demonstrate that the surface water drainage system has been constructed as per the agreed scheme (or detail any minor variations), provide the details of any management company and state the national grid reference of any key drainage elements (surface water attenuation devices/areas, flow restriction devices and outfalls), and confirm any defects have been rectified.

Reason:

To ensure the drainage system is designed to meet the National Non-Statutory Technical Standards for SuDS, Policies CC1 and CC4 of the Local Plan 2018 (Part 1) and Policy DM1 of the Local Plan 2023 (Part 2).

11. Condition:

Prior to the commencement of the development hereby approved (including all preparatory work), a scheme for the protection of the retained trees, in accordance with BS 5837:2012, including a Tree Protection Plan (TPP) and an Arboricultural Method Statement (AMS) shall be submitted to and approved in writing by the Local Planning Authority. The development thereafter shall be implemented in strict accordance with the approved details.

Reason:

As this matter is fundamental to protecting the trees which are to be retained on the site during construction works in the interest of the visual amenities of the area in accordance with Policies NE1 and NE2 of the Local Plan 2018 (Part 1) and Policies DM4, DM6 and DM11 of the Local Plan 2023 (Part 2).

12. Condition:

Prior to the first occupation of the development the following highway improvements shall be provided:

- a) Dropped kerbs and tactile paving at the Green Lane priority junction with Copse Side
 - b) Dropped kerbs and tactile paving for pedestrians to cross Copse Side adjacent to the link between Copse side and Footpath 1.
 - c) A virtual footway on Binscombe, including an uncontrolled crossing adjacent to the medical centre to provide a safer route for pedestrians
- in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority and to meet the County Highway Authority's safety and technical requirements.

Reason:

To promote sustainable forms of transport in accordance with Policies ST1 and CC2 of the Local Plan 2018 (Part 1) and Policies DM6 and DM9 of the Local Plan 2023 (Part 2).

13. Condition:

The development hereby permitted shall not be occupied until details of secure cycle parking facilities for the occupants of, and visitors to, the development have been submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be fully implemented and made available for use prior to the first occupation of the development and shall thereafter be retained for use at all times.

Reason:

To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles in accordance with Policies ST1 and CC2 of the Local Plan 2018 (Part 1) and Policy DM9 of the Local Plan 2023 (Part 2).

14. Condition:

The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with drawing no. 22.1618.100 M for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. The vehicle parking areas shown on the approved plans shall not be used otherwise than for the parking of private motor vehicles and motorcycles belonging to the occupants of and visitors to the development hereby approved and shall be maintained so as to ensure their availability for such use at all times.

Reason:

To ensure that adequate parking provision is retained in accordance with Policy ST1 of the Local Plan 2018 (Part 1), Policy DM9 of the Local Plan 2023 (Part 2) and Policy GOD6 Godalming and Farncombe Neighbourhood Plan (April 2019).

15. Condition:

Prior to commencement of the development, details of a construction access shall be submitted to and approved in writing by the Local Planning Authority, in consultation with the County Highway Authority, and implemented in accordance with the approved details.

The development hereby permitted shall not be first occupied until the proposed vehicular access and footways have been constructed on site in accordance with drawing no. 22.1618.100 M and provided with visibility splays in accordance with drawing no. SMA-7032-001 A. Thereafter, they shall be retained as approved with no obstruction to the visibility splays between 0.6m and 2.0m above ground level.

Reason:

To ensure that suitable access provision is provided within, to and from the development in accordance with Policy ST1 of the Local Plan 2018 (Part 1) and Policy DM9 of the Local Plan 2023 (Part 2).

16. Condition:

The development hereby permitted shall not be first occupied until details of disabled car parking provision for the occupants of, and visitors to, the development has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented and made available for use prior to the first occupation of the development hereby permitted and shall thereafter be retained for use at all times.

Reason:

To ensure the development provides for the needs of disabled occupiers and visitors to the site in accordance with Policy ST1 of the Local Plan 2018 (Part 1) and Policies DM4 and DM9 of the Local Plan 2023 (Part 2).

17. Condition:

The development hereby permitted shall not be occupied until the dwellings hereby permitted have been completed in compliance with Building Regulations Optional Requirement M4(2) (accessible and adaptable dwellings) and shall be retained in compliance with such requirement thereafter. Evidence of compliance shall be notified to the building control body appointed for the development in the appropriate Full Plans Application, or Building Notice, or Initial Notice to enable the building control body to check compliance.

Reason:

To ensure the development provides for the needs of disabled occupiers and visitors to the site in accordance with Policy AHN3 of the Local Plan 2018 (Part 1) and Policy DM4 of the Local Plan 2023 (Part 2).

18. Condition:

The development hereby approved shall not be first occupied unless and until the dwellings have been completed such to meet the requirement for a maximum of 110 litres of water per person per day.

Reason:

To ensure that the development is sustainable and makes efficient use of water to comply with Policy CC2 of the Waverley Local Plan (Part 1) 2018 and Policy GOD13 of the Godalming and Farncombe Neighbourhood Plan (April 2019)..

19. Condition:

Prior to first occupation, a "lighting design strategy for biodiversity" shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall show how and where external lighting will be installed (through the provision

of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent sensitive species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy.

Reason:

Many species active at night (e.g. bats and badgers) are sensitive to light pollution. The introduction of artificial light might mean such species are disturbed and / or discouraged from using their breeding and resting places, established flyways or foraging areas. Such disturbance can constitute an offence under relevant wildlife legislation and is required in accordance with Policies NE1 and NE2 and Policy DM1 of the Local Plan 2023 (Part 2).

20. Condition:

No development shall take place until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. They shall include:

- (i) The forecasted programme of works for the development hereby permitted.
- (ii) A scheme setting out how the contractors will minimise disturbance to neighbours regarding issues such as noise and dust management, vibration, site traffic and deliveries to and from the site.
- (iii) Details of proposed site accesses and any pitlanes or loading / unloading areas within the highway, which shall be sufficient to allow all vehicles to enter and exit these in forward gear without reversing on the highway.
- (iv) Details of hours of construction including all associated vehicular movements.
- (v) Details of the construction compound, and storage areas.
- (vi) A plan showing construction traffic routes and the timings, type and the number of vehicles forecast to use these.
- (vii) Details of measures to protect highway assets, including boundary hoarding behind any visibility zones, and to mitigate impacts on public transport and emergency services, and provide for their continued operation during the works.
- (viii) Details of vehicle cleaning facilities to prevent mud and dirt being trafficked onto the highway from the site or being washed onto it.
- (ix) Details of any temporary traffic management and signage along the construction routes, at site access and elsewhere in the vicinity of the site.
- (x) Details of site personnel, operatives and visitor parking.
- (xi) Mitigation methods for reptiles.

The construction works shall be carried out in accordance with the approved CEMP and no part of the development hereby approved shall be occupied until the approved highway works have been carried out in accordance with the agreed details.

Reason:

As this matter is fundamental to the protection of neighbouring amenity and highway safety throughout development works in accordance with Policies ST1 and CC2 and Policies DM1 and DM9 of the Local Plan 2023 (Part 2).

21. Condition:

If during construction, contamination not previously identified is found to be present at the site then no further development shall be carried out until a method statement identifying and assessing the risk and proposing remediation measures, together with a programme for such works, shall be submitted to the Local Planning Authority for approval in writing. The remediation measures shall be carried out as approved and in accordance with the approved programme.

Reason:

To safeguard the health of future residents of the site in accordance with Policy DM1 of the Local Plan 2023 (Part 2).

22. Condition:

No development shall take place (including any ground works, site clearance) until a biodiversity method statement, including a net gain, has been submitted to an approved in writing by the Local Planning Authority. The content of the method statement shall include the:

- a) purpose and objectives for the proposed works;
- b) detailed design(s) and/or working method(s) necessary to achieve stated objectives (including, where relevant, type and source of materials to be used);
- c) extent and location of proposed works shown on appropriate scale maps and plans;
- d) timetable for implementation, demonstrating that works are aligned with the proposed phasing of construction;
- e) persons responsible for implementing the works;
- f) initial aftercare and long-term maintenance (where relevant);
- g) disposal of any wastes arising from the works.

The works shall be carried out in accordance with the approved details in the first planting season after the approval of the biodiversity method statement and shall be retained in that manner thereafter.

Reason:

To protected habitats and species identified in the ecological surveys from adverse impacts during construction in accordance with Policies NE1 and NE2 and Policy DM1 of the Local Plan 2023 (Part 2).

23. Condition:

Prior to the commencement of development, a landscape and ecological management plan (LEMP) should be submitted to, and be approved in writing by, the Planning Authority. The content of the LEMP should include the following:

- a) description and evaluation of features to be managed (habitats; species, planting plans, taking advice from the applicant's ecologist)
- b) ecological trends and constraints on site that might influence management;
- c) aims and objectives of management;
- d) preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period;
- e) details of the body or organisation responsible for implementation of the plan;
- f) on-going monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan should also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

The LEMP shall be implemented in full accordance with the approved details.

Reason:

In the interests of preserving nature conservation in accordance with Policies NE1 and NE2 and Policy DM1 of the Local Plan 2023 (Part 2).

24. Condition:

Prior to the first occupation of the development hereby approved a detailed scheme for the proposed Local Equipped Area for Play (LEAP) shall be submitted to and approved in writing to the Local Planning Authority. The approved scheme shall be implemented in strict accordance with the approved details, prior to the first occupation of the development. The scheme shall include details of the equipment to be provided, its maintenance and inspections to be carried out by a qualified Inspector to check the quality of the equipment.

Reason:

To ensure that appropriate, safe and high quality play space is provided within the site in accordance with the Fields in Trust standard and Policy LRC1 of the Local Plan 2018 (Part 1).

Informatives:

1. Community Infrastructure Levy (CIL)- - The development hereby permitted is CIL liable. - - 'CIL Form 6: Commencement Notice' must be received by the Council prior to the commencement of development. Commencement of development is defined in Regulation 7 of the CIL Regulations 2010 (as amended).- - Failure to adhere to the CIL Regulations and commencing work without notifying the Council could forfeit any rights you have to exemptions, payment by instalments and you may also incur surcharges.- - For further information see our webpages (www.waverley.gov.uk/CIL) or contact CIL@waverley.gov.uk

2. The applicant is advised that advice regarding permeable and porous hard surfaces can be found in the Department of Communities and Local Government document 'Guidance on the permeable surfacing of front gardens'.
3. If proposed site works affect an Ordinary Watercourse, Surrey County Council as the Lead Local Flood Authority should be contacted to obtain prior written consent.
4. If proposed works result in infiltration of surface water to ground within a Source Protection Zone the Environment Agency will require proof of surface water treatment to achieve water quality standards.
5. Sub ground structures should be designed so they do not have an adverse effect on groundwater.
6. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).
7. Section 59 of the Highways Act permits the Highway Authority to charge developers for damage caused by excessive weight and movements of vehicles to and from a site. The Highway Authority will pass on the cost of any excess repairs compared to normal maintenance costs to the applicant/organisation responsible for the damage.
8. The developer would be expected to agree a programme of implementation of all necessary statutory utility works associated with the development, including liaison between Surrey County Council Streetworks Team, the relevant utility companies and the developer to ensure that where possible the works take the route of least disruption and occurs at least disruptive times to highway users.
9. It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Electric Vehicle Charging Points shall be provided in accordance with the Surrey County Council Vehicular, Cycle and Electric Vehicle Parking Guidance for New Development 2022.
10. The Highway Authority has no objection to the proposed development, subject to the above conditions but, if it is the applicant's intention to offer any of the roadworks included in the application for adoption as maintainable highways, permission under the Town and Country Planning Act should not be construed as approval to the highway engineering details necessary for inclusion in an

Agreement under Section 38 of the Highways Act 1980. Further details about the post-planning adoption of roads may be obtained from the Transportation Development Planning Team at Surrey County Council.

11. Notwithstanding any permission granted under the Planning Acts, no signs, devices or other apparatus may be erected within the limits of the highway without the express approval of the County Highway Authority. It is not the policy of the County Highway Authority to approve the erection of signs or other devices of a non-statutory nature within the limits of the highway.
12. The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding or any other device or apparatus for which a licence must be sought from the County Highway Authority Local Highways Service.
13. The permission hereby granted shall not be construed as authority to carry out any works on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a Streetworks permit and a Section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works on the highway will require a Streetworks permit and an application will need to be submitted to the County Council's Streetworks Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road. Please see <http://www.surreycc.gov.uk/roads-and-transport/roadpermitsand-licences/the-traffic-management-permit-scheme>. The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see www.surreycc.gov.uk/people-and-community/emergency-planning-and-communitysafety/floodingadvice
14. When access is required to be 'completed' before any other operations, the Highway Authority may agree that surface course material and in some cases edge restraint may be deferred until construction of the development is complete, provided all reasonable care is taken to protect public safety.
15. The developer would be expected to agree a programme of implementation of all necessary statutory utility works associated with the development, including liaison between Surrey County Council Streetworks Team, the relevant Utility Companies and the Developer to ensure that where possible the works take the route of least disruption and occurs at least disruptive times to highway users.
16. Cycle parking should be secure, convenient (including not being blocked in a garage for cars and not being at the far end of a rear garden), accessible, well-lit, well-signed, near the main entrance, by a footpath/hardstanding/driveway and wherever practical, sheltered. It should also be noted that the County Highway

Authority would not usually support vertical hanging racks as they are difficult for many people to use and therefore not considered to be policy and Equality Act 2010 compliant. The County Highway Authority's preferred cycle parking is 'Sheffield' type stands, spaced in line with the guidance contained within the Manual for Streets section 8.2.22 or other proprietary forms of covered, illuminated, secure cycle storage including the Police approved Secure By Design cycle stores, "bunkers" and two-tier systems where appropriate.

17. The water efficiency standard is the 'optional requirement' detailed in Building Regulations Part G Approved Document (AD) Building Regulations (2015), at Appendix A paragraph A1. The applicant is advised this standard can be achieved through either: (a) using the 'fittings approach' where water fittings are installed as per the table at 2.2, page 7, with a maximum specification of 4/2.6 litre dual flush WC; 8L/min shower, 17L bath, 5L/min basin taps, 6L/min sink taps, 1.25L/place setting dishwasher, 8.17 L/kg washing machine; or (b) using the water efficiency calculation methodology detailed in the AD Part G Appendix A.
18. The applicant is advised that the details of external lighting should comply with the recommendations of the Institution of Lighting Engineers (ILE) 'Guidance Notes for the Reduction of Light Pollution (2011)' similar guidance recognised by the Council. A certificate of compliance signed by a competent person (such as a member of the Institution of Lighting Engineers) should be submitted with the details.
19. The applicant is reminded that it is a criminal offence to intentionally or recklessly disturb, damage or destroy / kill protected species and their habitats under the Wildlife and Countryside Act 1981. The nesting season is normally taken as being from 1st March – 30th September. Should a protected species be found during the course of the works, the applicant should stop work and contact Natural England for further advice on 0845 600 3078.

WA/2023/00103 – Erection of a dwelling with associated works following demolition of original dwelling. at LAND KNOWN AS 17 FRENHAM ROAD LOWER BOURNE FARNHAM GU9 8HF

Applicant: Templias Limited
Parish: Farnham CP
Ward: Farnham Bourne
Grid Reference: E: 484544
N: 145136
Case Officer: Russell Brown
Neighbour Notification Expiry Date: 11/02/2023
Extended Expiry Date: 21/06/2023
Committee Meeting Date: Planning Committee 07/02/2024

RECOMMENDATION That , subject to the completion of an appropriate legal agreement to secure the financial contributions towards the ongoing maintenance and enhancement of Farnham Park; and subject to conditions, that outline planning permission be **GRANTED**

1. Summary

This application has been brought before the Council's Planning Committee at a result of the Section 106 Agreement having not been completed within 6 months of the date of the resolution to grant permission (14/06/2023). It is therefore proposed to remove 'Decision B' so as not to put a deadline for its completion, although negotiations are currently ongoing.

It should be noted that the 11 Committee members voted in favour of the officers' previous recommendation to grant permission with two against.

2. Site Description

The application site is located to the immediate east of Frensham Road. The topography of the site is such that there is a steep gradient from north to south. To the south of the site is Bourne Stream. The site has a vehicular access onto Frensham Road and the unauthorised three-storey contemporary dwelling. The surrounding area is residential in character, predominantly characterised by two storey detached residential properties set in medium sized plots.

3. Proposal

This application seeks permission to demolish the existing unauthorised structure and constructing a new dwelling of the same scale, bulk and massing and in exactly the same position as the previously approved 2017 permission. Materials would

comprise a sedum roof, vertical oak boarding to the upper elevations and stone to the lower elevation as per the original permission. It should be noted at this stage that granting this permission would not remedy the current breach of planning control, this can only be achieved through an Enforcement Notice requiring the demolition of the unauthorised building.

4. Relevant Planning History

WA/2020/1798: Erection of a dwelling. REFUSED 30/07/2021 and Appeal Dismissed 18/11/2022

NMA/2019/0139: Amendment to WA/2017/1549 for alterations to door and window fenestration and alterations to the internal layout of the building. NON MATERIAL AMENDMENT ALLOWED 11/11/2019

NMA/2019/0093: Amendment to WA/2017/1549 for changes to doors for accessibility, window cill height adjustment and external finishing specification. NON MATERIAL AMENDMENT REFUSED 09/07/2019

NMA/ 2018/0099: Amendment to WA/2017/1549 for alterations to square off the lower ground floor plan by removing the inset corner of earth infill and build the ground floor wall further out in-line with the lower ground creating a shorter cantilever for the first floor. NON MATERIAL AMENDMENT ALLOWED 14/09/2018

WA/2017/1549: Erection of a dwelling. GRANT 06/11/2017

5. Relevant Planning Constraints

Developed Area of Farnham
Area of Special Environmental Quality
Thames Basin Heaths I SPA 5km Buffer Zone
Wealden Heaths I SPA 5km Buffer Zone
River Bank 20 metre buffer
Adjacent to Flood Zones 2 and 3
TPO (Far 90)
Public Footpath 213
Potentially Contaminated Land
South Farnham Arcadian Areas (Farnham Neighbourhood Plan)
Built up Area Boundary (Farnham Neighbourhood Plan)

6. Relevant Development Plan Policies and Guidance

- Waverley Borough Local Plan (Part 1): Strategic policies and sites (adopted February 2018): SP1, SP2, AHN3, ALH1, TD1, HA1, ST1, NE1, NE2, NE3, CC1, CC2

- The Waverley Borough Local Plan (Part 2): Site Allocations and Development Management Policies (March 2023) (LPP2): DM1, DM2, DM4, DM5, DM9, DM11, DM20
- Farnham Neighbourhood Plan 2013-2032 (2020): FNP1, FNP8, FNP9, FNP12, FNP13, FNP30

Other guidance:

- The National Planning Policy Framework 2023 (NPPF)
- The National Planning Practice Guidance 2014 (NPPG)
- Council's Parking Guidelines (2013)
- Surrey Vehicular and Cycle Parking Guidance (2018)
- National Design Guide (2019)
- Climate Change and Sustainability Supplementary Planning Document (October 2022)

7. Plans

See Annex A for existing and proposed plans.

8. Consultations and Town/Parish Council Comments

Farnham Town Council	The development is inappropriate as the previous application for a dwelling at the site was dismissed at appeal. Policy TD1 of LPP1 takes account of design guidance, Planning Policy and other SPDs.
Surrey Highways Authority	An assessment has been undertaken in terms of the likely net additional traffic generation, access arrangements and parking provision and SCC is satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway. The County Highway Authority therefore has no highway requirements.
SCC Public Rights of Way (PRoW)	We have no objections to the above planning application and SCC PRoW draws the applicants attentions to requirements in relation the their requirements.

9. Representations

Forty Two (42) letters have been received (from 18 households) raising objection on the following grounds:

- Previous refusal reasons not addressed
- Design conflicts Farnham Design Statement
- Conflicts with the Neighbourhood and Local Plans

- Out of keeping with Bourne and other properties
- Proposal is overbearing
- Dominant in this part of Bourne
- Overlooks adjacent properties
- Inappropriate development
- Building in the wrong place and wrong size
- No changes from previous application
- Not in original location
- Does not address the reasons of the previous appeal dismissal
- Demolition and restoration of the site to its original condition
- Does not provide 10% BNG
- Impact on wildlife

2 letters have been received expressing neutral comments:

- Proposal to be in line with the original approved 2017 application.
- New dwelling based on the original permitted design should be acceptable.
- Dark brown boarding would be preferable, in keeping with woodland.
- Development should be monitored if approved
- Random stone elevation should be agreed with LPA.
- AC units should be to rear.

8. Planning Considerations:

9. Principle of development

Under WA/2017/1549 permission was granted for the erection of a dwelling following which two non-material amendment applications were approved in relation to the lower ground floor, fenestration and internal layout of the building. However, the dwelling has not been built in accordance with the plans or conditions of WA/2017/1549 and its subsequent amendments.

- The built dwelling is located 6m to the south and rotated approximately 10° from the consented dwelling.
- The overall height of the built dwelling has been raised from 84.4m AOD to 86.14m AOD. This has been done through a combination of the finished floor level being raised by approximately 1.1m and the dwelling itself being 0.64m taller.
- Pre-commencement conditions relating to trees and external materials were not discharged despite the dwelling being constructed.

A retrospective application (WA/2020/1798) was submitted to regularise the breach in planning control, which was refused and dismissed at appeal. The Inspector noted that the combination of siting, height and materials of the development caused it to be unduly prominent and visually dominant and as a result, it causes significant, substantial and unacceptable harm to the character and appearance of the area.

This application seeks planning permission for the construction of a dwelling which would be the same size, scale and bulk, in the exact same position and at original ground level as the previously approved 2017 permission, along with demolition of the existing unauthorised dwelling.

The 2017 permission has now expired and therefore this is a fresh application for the entire development. In considering the current application Officers have been mindful of any material changes in planning circumstances since the granting of that original permission including the adoption of the Local Plan Part 1 (2018), the Local Plan Part 2 (2023) and the NPPF 2023 as well as since the Planning Committee meeting on 14/06/2023, which resolved to grant this application subject to an S106 Agreement. This document is currently being reviewed by the Council's legal team.

Officers have concluded that there has not been a material change in circumstances since then. However, significant weight must be given to the previous resolution and permission that approved the principle of residential development on the site. It is also noted that the Inspector found that the development did not harm the setting or significance of The Fox Public House or the non-designated heritage assets Dogfludd House and the Club Hall, and also stated that it is possible for a contemporary dwelling to be acceptable and successful on the appeal site. The Inspector also *"agreed at the hearing, that the 2017 permission does not represent the only form of development acceptable at the site"*.

In light of the previous permission and the comments of the Appeal Inspector, it would be inappropriate and unreasonable to revisit the principle of residential development on the application site. For the avoidance of doubt, the principle of development complies with Policies SP1 and SP2 of the Local Plan (Part 1) 2018. On this basis, the recommendation is to approve the planning application, subject to the satisfactory completion of the legal agreement.

10. Conclusion

The principle of residential development in this location has been previously approved. Whilst there have been changes in policy since the previous approval, the application addresses those changes in policy. As such, planning permission is recommended for approval subject to the conditions outlined below.

Recommendation

That, subject to the completion of an appropriate legal agreement to secure the financial contributions towards the ongoing maintenance and enhancement of Farnham Park; and subject to conditions, that outline planning permission be GRANTED:

1. Condition:

The development hereby permitted shall be begun before the expiry of three years from the date of the permission.

Reason:

To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Condition:

The plan numbers to which this permission relates are:

1332/P-01 - Proposed Site (Block) Plan

1332/P-02 - Proposed Floor Plans

1332/P-03 - Proposed Elevations

1332/P-04A - Proposed Street Scene and Street Scene Overlay

1332/P-05A - Proposed Site Plan Overlay

1332/P-06A - Proposed Site Section A-A and Site Section Overlay

The development shall be carried out in accordance with the approved plans. No material variation from these plans shall take place unless otherwise first agreed in writing with the Local Planning Authority.

Reason:

In order that the development hereby permitted shall be fully implemented in complete accordance with the approved plans and to accord with Policy TD1 of the Local Plan 2018 (Part 1) and Policy DM4 of the Local Plan (Part 2) 2023.

3. Condition:

No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason:

In the interest of the character and amenity of the area in accordance with Policy TD1 of the Local Plan 2018 (Part 1) and Policy DM4 of the Local Plan (Part 2) 2023.

4. Condition:

No development shall take place until a Construction Transport Management Plan (CTMP) to include details of:

(a) parking for vehicles of site personnel, operatives and visitors;

(b) loading and unloading of plant and materials;

(c) storage of plant and materials

have been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway user, and to protect neighbouring amenity in accordance with Policy ST1 of Local Plan 2018 (Part 1) and Policies DM5 and DM9 of the Local Plan (Part 2) 2023.

5. Condition:

No construction work shall commence, including any ground remediation, demolition or groundwork preparation, until a detailed, scaled Tree Protection Plan 'TPP' and related Arboricultural Method Statement have been submitted to and approved in writing by the Local Planning Authority. These shall include details of the specification and location of exclusion fencing, ground protection and the phasing and method of all construction activity that may take place within the Root Protection Area of trees shown to scale on the TPP, including the installation of retaining features and service routings and arboriculturist monitoring and supervision of each stage of development potentially affecting trees. All works shall be carried out in strict accordance with the approved details.

Reason:

In the interests of the protection of the rooting areas of trees, visual amenity and character of the area and any associated biodiversity retention and enhancement in accordance with Policies NE2 and TD1 of the of the Local Plan (Part 1) 2018 and Policy DM11 of the Local Plan (Part 2) 2023.

6. Condition:

a) No construction work, or demolition processes, shall be undertaken until an agreed scheme of supervision for the arboricultural protection measures has been submitted to and approved in writing by the Local Planning Authority. The supervision and monitoring shall be undertaken in accordance with the approved details. The scheme shall include details of a pre-commencement meeting between the appointed arboricultural consultant, Local Planning Authority Tree Officer and personnel responsible for the implementation of the approved works and timings, frequency & methods of site visiting and an agreed reporting process to the Local Planning Authority.

b) This condition may only be fully discharged on completion of the works hereby approved subject to satisfactory written evidence of contemporaneous monitoring and compliance by the pre-appointed tree specialist during construction.

Reason:

To adequately protect all trees worthy of retention from development harm and to provide for their amenity contribution thereafter in accordance with Policy NE2 of the Local Plan (Part 1) 2018 and Policy DM11 of the Local Plan (Part 2) 2023.

7. Condition:

No development shall take place until a detailed landscaping scheme has been submitted to and approved by the Local Planning Authority in writing. The landscaping scheme shall be carried out in accordance with the agreed details and shall be carried out within the first planting season after commencement of the development or as otherwise agreed in writing with the Local Planning Authority. The landscaping shall be maintained to the satisfaction of the Local Planning Authority for a period of 5 years after planting, such maintenance to include the replacement of any trees and shrubs that die or have otherwise become, in the opinion of the Local Planning Authority, seriously damaged or defective. Such replacements to be of same species and size as those originally planted.

Reason:

In order to protect the character and amenities of the area in accordance with Policies TD1 and NE2 of the Local Plan (Part 1) 2018 and Policy DM11 of the Local Plan (Part 2) 2023.

8. Condition:

Prior to the commencement of works, a plan detailing the proposed amenity space associated with the residential use of the dwelling and any associated boundary treatment shall be submitted to and approved in writing by the Local Planning Authority.

The residential use of the site shall be carried out in strict accordance with the approved details.

Reason:

To adequately protect all trees worthy of retention from development harm and to provide for their amenity contribution thereafter in accordance with Policies TD1 and NE2 of the Local Plan (Part 1) 2018 and Policies DM11 of the Local Plan (Part 2) 2023.

9. Condition:

The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans (Drawing Nos. 1332/P-01 and 1332/P-02) for vehicles to be parked. Thereafter the parking areas shall be retained and maintained for its designated purpose.

Reason:

Required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy ST1 of Local Plan (Part 1) 2018 and paragraph 114 of the NPPF 2023.

10. Condition:

The development hereby approved shall not be first occupied unless and until the dwellings have been completed such to meet the requirement for a maximum of 110 litres of water per person per day.

Reason:

To ensure that the development is sustainable and makes efficient use of water to comply with Policy CC2 of the Waverley Local Plan (Part 1) 2018.

11. Condition:

No development shall take place until a Ecology Enhancement Strategy and a timetable for implementation has been submitted to and approved in writing by the Local Planning Authority. The Enhancement Strategy shall demonstrate how the proposed development will provide space for nature, and gains for biodiversity. The development shall be implemented in accordance with the approved details and shall be retained thereafter.

Reason:

To ensure the long-term management of habitats, species and other biodiversity features in accordance with Policy NE1 of the Local Plan (Part 1) 2018 and Policy DM1 of the Local Plan (Part 2) 2023.

12. Condition:

No construction works or deliveries shall be carried out at the site except between the hours 08:00 – 18:00 Monday to Friday, 08:00 – 13:00 Saturday and not at any time on Sundays, Bank or Public Holidays.

Reason:

In order to protect the amenities of adjoining properties, in accordance with Policy DM1 of the Local Plan (Part 2) 2023.

13. Condition:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any other Order revoking or re-enacting that Order with or without modification),

(a) no extension or enlargement to the dwelling hereby permitted, including its roof, as defined within Part 1 of Schedule 2, Classes A and B, and

(b) no building or enclosure, swimming or other pool or container as defined within Part 1 of Schedule 2, Class E shall be carried out without planning permission obtained from the Local Planning Authority.

Reason:

In the interest of the character and amenity of the area in accordance with Policy FNP8 of the Farnham Neighbourhood Plan 2013-2032, Policy TD1 of the Local Plan (Part 1) 2018 and Policies DM4 and DM5 of the Waverley Borough Local Plan (Part 2) 2023.

14. Condition:

The development hereby permitted shall not commence until full details of existing and proposed ground levels (referenced as Ordnance Datum) within the site and on land and buildings adjoining the site by means of spot heights and cross-sections, proposed siting and finished floor levels of all buildings and structures, have been submitted to and approved by the Local Planning Authority. The crushed materials following the demolition of the existing dwelling hereby approved shall not be used to build at a higher ground level than already exists. The development shall then be implemented in accordance with the approved level details.

Reason:

As this matter is fundamental to the acceptable delivery of the permission to safeguard the amenities of nearby properties and to safeguard the character and appearance of the area, in addition to comply with Policy TD1 of Local Plan (Part 1) 2018 and Policies DM1, DM4 and DM5 of the Waverley Borough Local Plan (Part 2) 2023.

Informatives:

1. Community Infrastructure Levy (CIL)- - The development hereby permitted is CIL liable. - - 'CIL Form 6: Commencement Notice' must be received by the Council prior to the commencement of development. Commencement of development is defined in Regulation 7 of the CIL Regulations 2010 (as amended).- - Failure to adhere to the CIL Regulations and commencing work without notifying the Council could forfeit any rights you have to exemptions, payment by instalments and you may also incur surcharges.- - For further information see our webpages (www.waverley.gov.uk/CIL) or contact CIL@waverley.gov.uk
2. It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Electric Vehicle Charging Points shall be provided in accordance with the Surrey County Council Vehicular, Cycle and Electric Vehicle Parking Guidance for New Development 2022. Where undercover parking areas (multi-storey car parks, basement or undercroft parking) are proposed, the developer and LPA should liaise with Building Control Teams and the Local Fire Service to understand any additional requirements. If an active connection costs

on average more than £3600 to install, the developer must provide cabling (defined as a 'cabled route' within the 2022 Building Regulations) and two formal quotes from the distribution network operator showing this.

3. The applicant is expected to ensure the safe operation of all construction traffic to prevent unnecessary disturbance obstruction and inconvenience to other highway users. Care should be taken to ensure that the waiting, parking, loading and unloading of construction vehicles does not hinder the free flow of any carriageway, footway, bridleway, footpath, cycle route, right of way or private driveway or entrance. The developer is also expected to require their contractors to sign up to the "Considerate Constructors Scheme" Code of Practice, (www.ccscheme.org.uk) and to follow this throughout the period of construction within the site, and within adjacent areas such as on the adjoining public highway and other areas of public realm.
4. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).
5. The applicant's attention is drawn to the Public Rights of Way Requirements
 - Safe public access must be maintained at all times and no access should be made via the footpath at any time.
 - Should the applicant feel they are unable to ensure public safety while work is underway, a temporary closure may be necessary. A closure will only be issued if a diversion application has been received. A minimum of 3 weeks' notice must be given and there is a charge. Please contact the Countryside Access Officer if this is required.
 - Any down pipes or soakaways associated with the development should either discharge into a drainage system or away from the surface of the right of way.
 - There are to be no obstructions on the public right of way at any time, this is to include vehicles, plant, scaffolding or the temporary storage of materials and/or chemicals.
 - Vehicles using the right of way to access their properties must leave and enter the right of way in a forward gear.
 - Any alteration to, or replacement of, the existing boundary with the public right of way, or erection of new fence lines, must be done in consultation with the Countryside Access Officer. Please give at least 3 weeks' notice.
 - Contractor's vehicles, plant or deliveries may only access along a right of way if the applicant can prove that they have a vehicular right. Surrey County

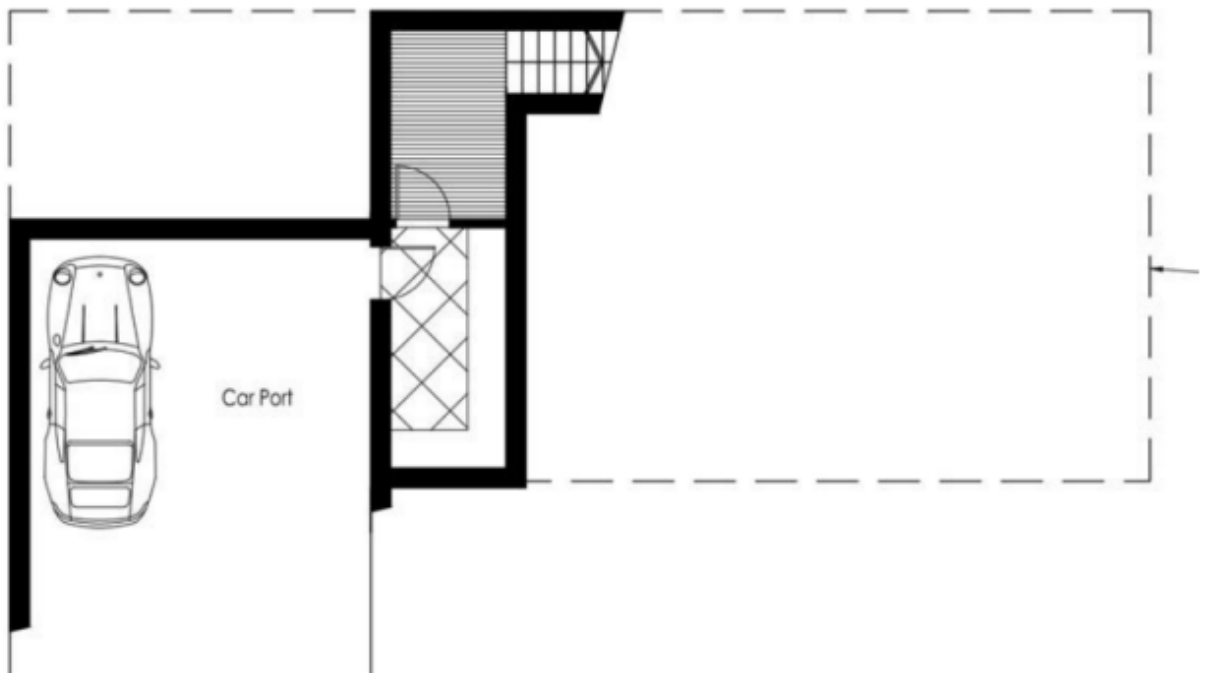
Council's Rights of Way Group will expect the applicant to make good any damage caused to the surface of the right of way connected to the development.

Annex A

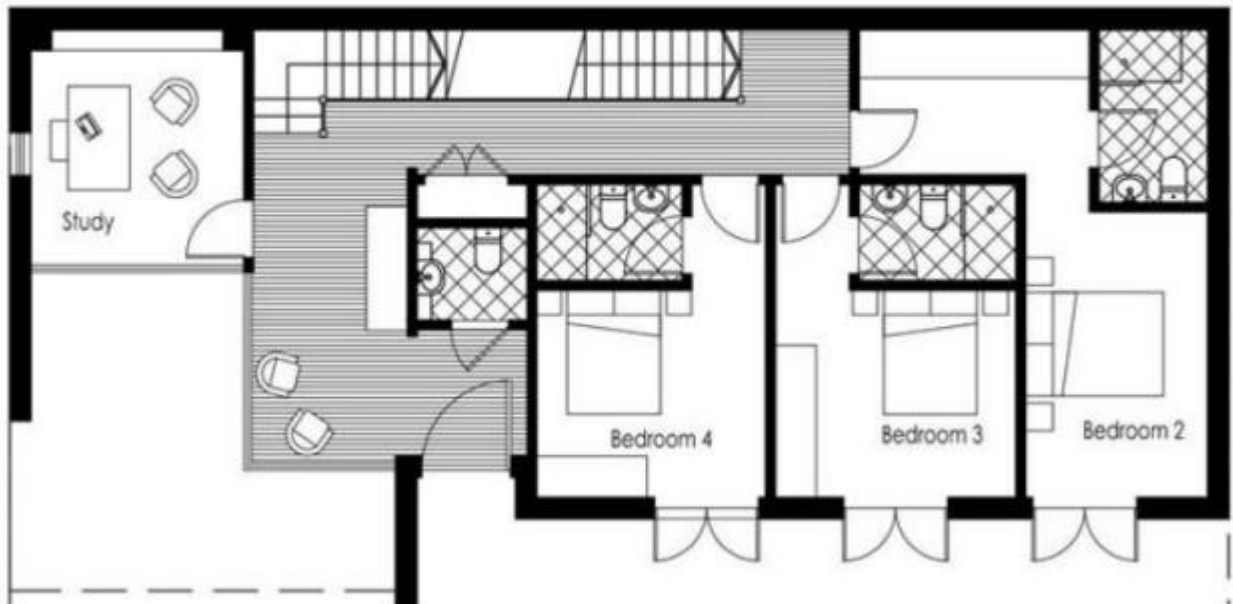
Proposed Block Plan



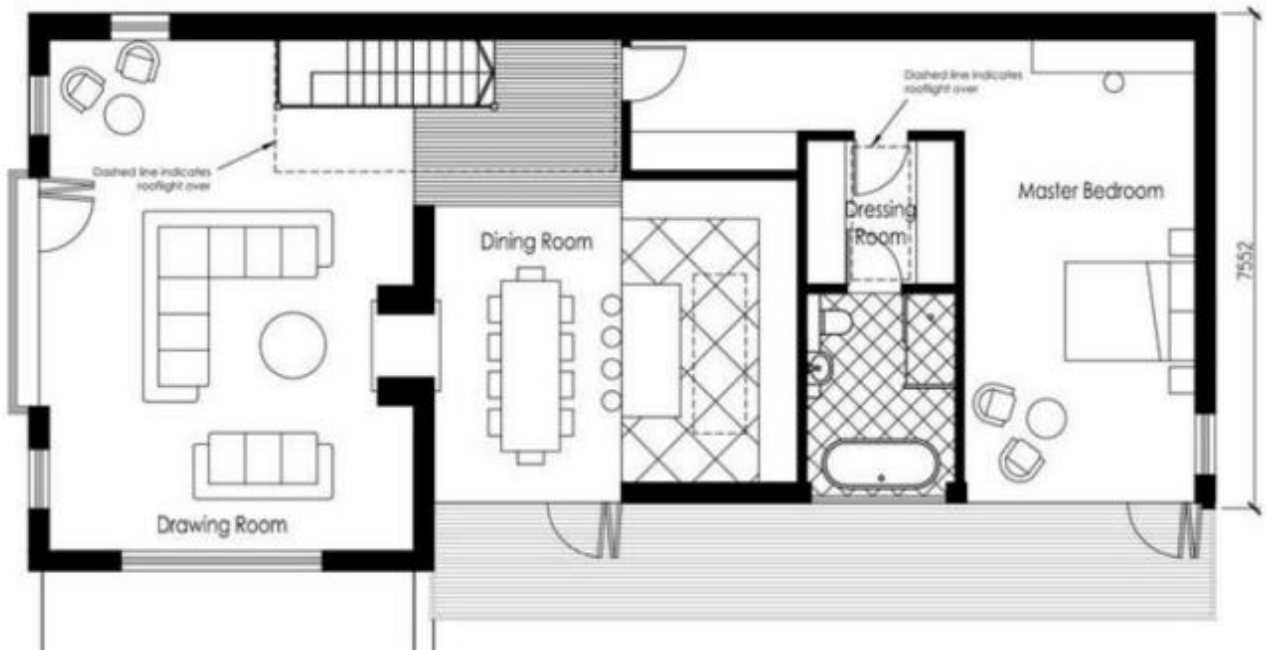
Proposed Lower Ground Floor Plan



Proposed Upper Ground Floor Plan



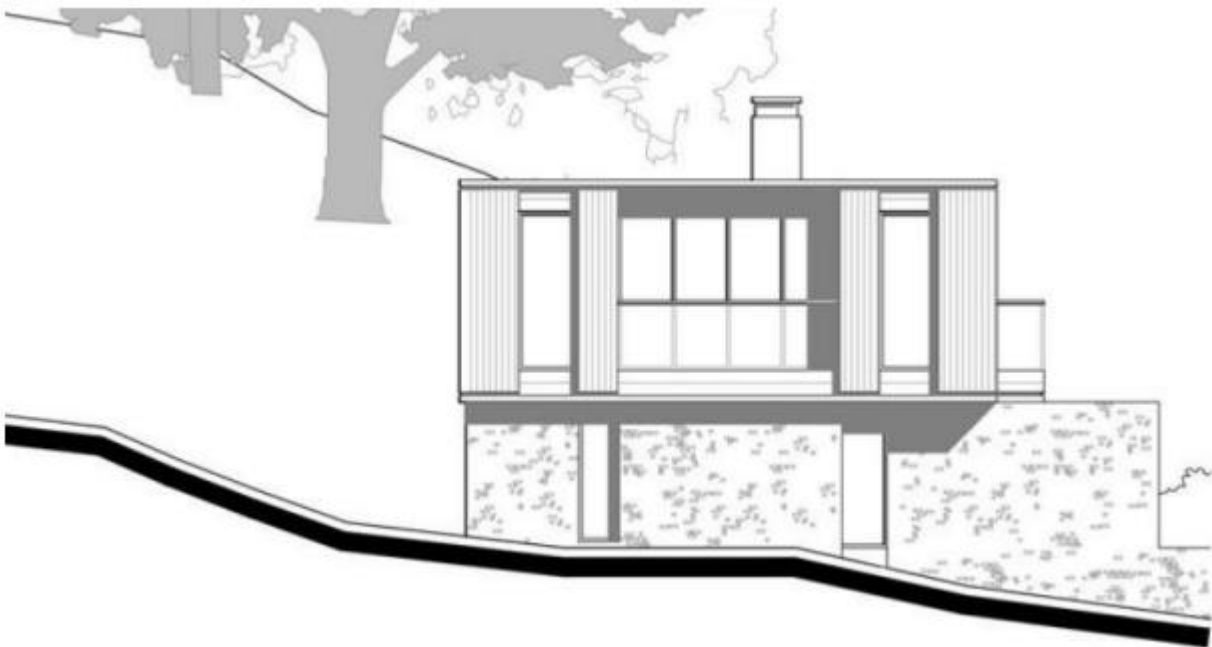
Proposed First Floor Plan



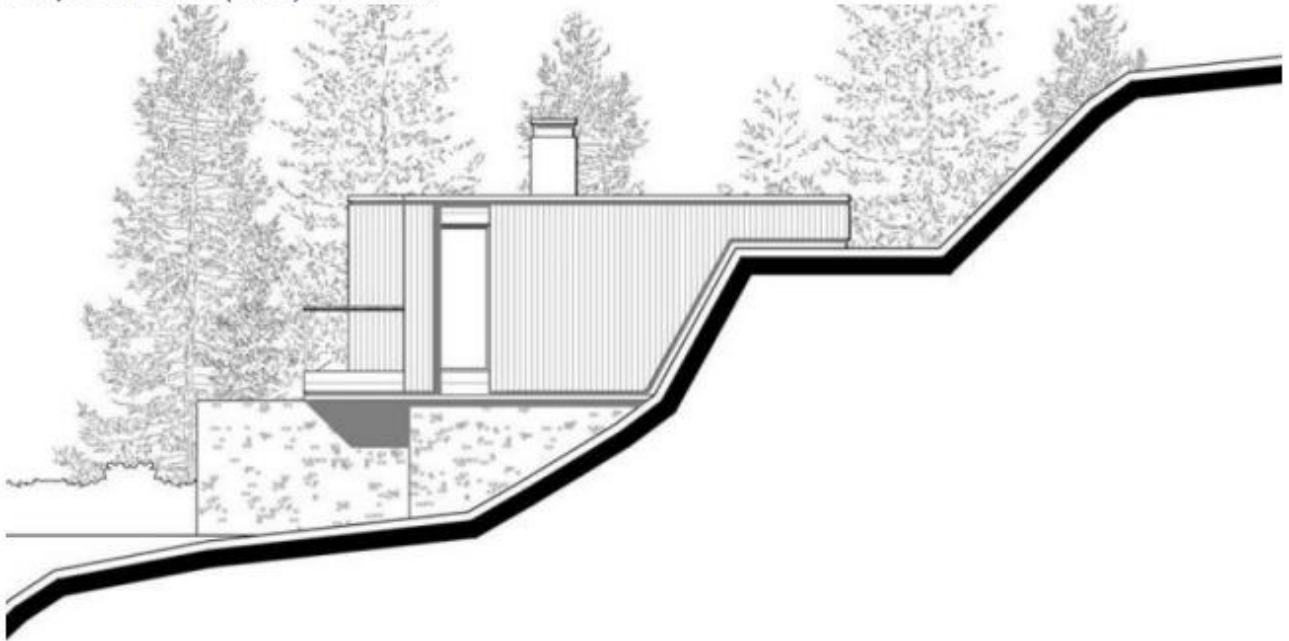
Proposed Front Elevation



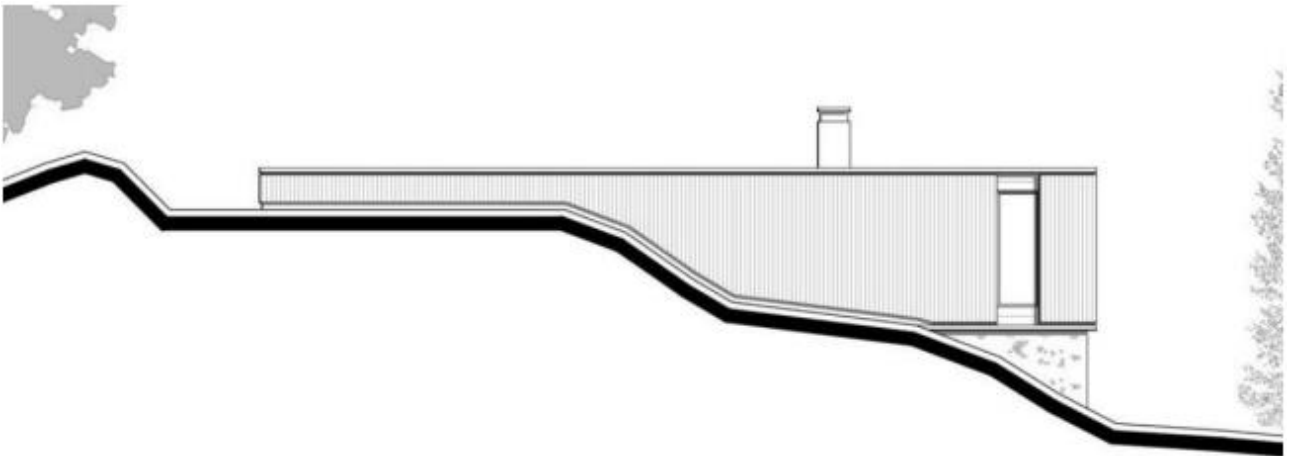
Proposed Side (west) Elevation



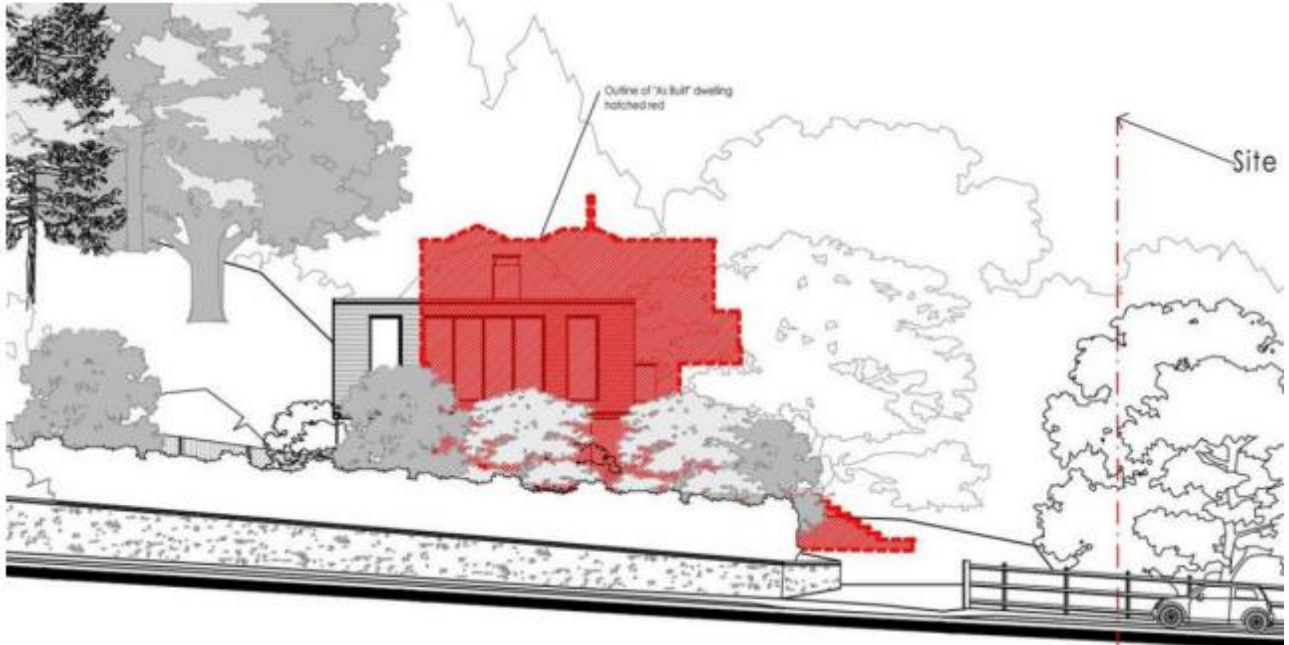
Proposed Side (east) Elevation



Proposed Rear Elevation



Proposed and As Built Section



Agenda Item 11

WA/2022/01984 – Outline application for up to 7 dwellings (no more than 1,000 sq m of floorspace) with vehicular access off Hookstile Lane, with some matters reserved (Landscaping). at UNITS 1 - 5 HOOKSTILE LANE FARNHAM GU9 8LG

Applicant: Hookstile Properties Ltd
Parish: Farnham
Ward: Farnham Firgrove
Grid Reference: E: 484100
N: 146211
Case Officer: Russell Brown
Neighbour Notification Expiry Date: 29/05/2023
Extended Expiry Date: 21/06/2023
Committee Meeting Date: Planning Committee 07/02/2024

RECOMMENDATION That , subject to the completion of an appropriate legal agreement to secure the financial contributions towards the ongoing maintenance and enhancement of Farnham Park; and subject to conditions, that outline planning permission be **GRANTED**

1. Summary

This application has been brought before the Council’s Planning Committee at a result of the Section 106 Agreement having not been completed within 6 months of the date of the resolution to grant permission (14/06/2023). It is therefore proposed to remove ‘Decision B’ so as not to put a deadline for its completion, although negotiations are currently ongoing.

It should be noted that the Committee voted unanimously in favour of the officers’ previous recommendation to grant permission.

2. Site Description

The application site measures 0.23 hectares and is located to the south-west of Hookstile Lane, a single track private road accessed from Firgrove Hill to the east.

The site currently comprises dilapidated industrial buildings and an existing bungalow and associated parking space.

The site is relatively flat, stepped into the steep topography of the area which slopes up from north-west to south-east. Adjacent to the north-western boundary of the site, there is a railway line screened by mature vegetation. To the south-east and south-west there is an eclectic mix of residential dwellings along Arthur Road and Arthur Close. To the north-east there is a mix of residential and commercial buildings.

3. Proposal

Outline application for up to 7 two-storey, detached, three-bedroom dwellings (no more than 1,000m² of floorspace) with vehicular access off Hookstile Lane, with some matters reserved (Landscaping). This application takes into consideration the access, appearance, layout and scale.

The dwellings would be contemporary in design and appearance, comprising, cladding, facing brick work and aluminium windows with a flat roof design to provide a large private amenity space on the roof terrace with a canopy over, topped with solar panels. Each dwelling would consist of a two double bedrooms, a study and bathroom on the ground floor and; a living, dining room and kitchen, utility room and a bedroom on the first floor, with access to additional private amenity space to the rear.

Each dwelling would also benefit from two off-road parking spaces.

4. Relevant Planning History

PIP/2021/02768: Application for permission in principle for the erection of 9 dwellings. REFUSED 28/03/2022

WA/2020/0558: Outline application with all matters reserved for erection of 24 apartments with underground parking following demolition of existing bungalow The Old Mission Hall (revision of WA/2018/1879) (as amplified by Transport Assessment, Travel Plan, updated ecology report, and amendment to proposed housing to include 7 of the 24 dwellings as affordable units). REFUSED 28/07/2021, Appeal Allowed 12/012023

WA/2018/1879: Outline Application with all matters reserved for erection of 39 flats with underground parking following demolition of existing bungalow. (As amplified by drainage strategy received 18/12/2018). REFUSED 01/02/2019

5. Relevant Planning Constraints

Within the Built Up Area Boundary & Developed Area of Farnham
Ancient Woodland 500m Buffer Zone
Wealden Heaths I SPA 5km Buffer Zone
Thames Basin Heath 5km SPA Buffer Zone
AQMA Buffer Zone
Potentially contaminated land
Gas Pipe Line

6. Relevant Development Plan Policies and Guidance

- Waverley Borough Local Plan (Part 1): Strategic policies and sites (adopted February 2018): SP1, SP2, TD2, NE1, NE2, NE3, ICS1, AHN1, AHN3, LRC1, ALH1, ST1, CC1, CC2, CC3, CC4
- The Waverley Borough Local Plan (Part 2): Site Allocations and Development Management Policies (March 2023) (LPP2): DM1, DM2, DM4, DM5, DM9, DM11, DM13
- Farnham Neighbourhood Plan 2013-2032 (2020): FNP1, FNP12, FNP13, FNP15, FNP27, FNP30, FNP31, FNP32

Other guidance:

- The National Planning Policy Framework 2023 (NPPF)
- The National Planning Practice Guidance 2014 (NPPG)
- Council's Parking Guidelines (2013)
- Surrey Vehicular and Cycle Parking Guidance (2018)
- National Design Guide (2019)
- Climate Change and Sustainability Supplementary Planning Document (October 2022)
- Land Availability Assessment (2016)
- West Surrey Strategic Housing Market Assessment (2015)
- Settlement Hierarchy (Update 2012)
- Open Space, Sport and Recreation (PPG17) Study 2012
- Statement of Community Involvement (2019 Revision)
- Strategic Flood Risk Assessment (2015/2016)
- Waverley Local Plan Strategic Highway Assessment (Surrey County Council, 2016)
- Employment Land Review (2016)
- Council's Economic Strategy 2015-2020
- Farnham Design Statement (2010)

7. Plans

See Annex A for existing and proposed plans.

8. Consultations and Town/Parish Council Comments

Farnham Town Council	Objection – Limitations of the access cannot be overcome. Insufficient entrance for increased movements. The safety of pedestrians accessing the site cannot be achieved. Access in severely congested location. limited amenity space for future occupants. The site is better suited to its current use of light industry and should be classified as an employment site.
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Council Environmental

Health	No objection - Extensive potentially contaminative former light industrial / engineering uses over a number of years. Due to these potentially contaminative historic activities, the introduction of residential use to the site and to ensure compliance with clause 183 and 184 of the NPPF. Recommend that contaminated land conditions are attached to the planning permission.
Surrey Highways Authority	Objection and request swept path analysis for the proposed new layout
Surrey Wildlife Trust	No objection – The application should comply with the Wealden Heaths strategy; Recommendations and considerations given of protected species, along with sensitive lighting and ecology enhancements.
Natural England	No objection subject to securing appropriate mitigation for recreational pressure impacts on habitat sites (European sites).
Network Rail	No objection - Due to the close proximity of the proposed works to Network Rail's land and the operational railway, Network Rail requests that, where applicable, the applicant / developer follows the Asset Protection informatives which are issued to all proposals within close proximity to the railway.

9. Representations

Twenty (20) letters have been received (from 18 households) raising objection on the following grounds:

- Previous refusal reasons not addressed
- More homes not required
- Overdevelopment
- Loss of commercial units
- No evidence to support change of use
- Overlooking of neighbours and loss of privacy
- Overbearing
- Overshadowing
- Loss of light
- Inappropriate density and tightly packed
- Limited amenity space for future occupants
- Highways safety
- Firgrove Hill / Hookstile Lane junction is significantly substandard in terms of its layout and visibility.

- Hookstile Lane is a substandard singletrack road with inadequate passing places and inadequate provision for pedestrians and cyclists.
- Shared surface route will not provide a safe environment for pedestrians and cyclists.
- Additional vehicle movements when occupied.
- Construction traffic generated by the development
- Layout has not demonstrated that a refuse vehicle can enter and leave the site in a forward gear.
- Lack of habitat assessment.

1 letter of support has been received outlining the following comments:

- Existing site is an eyesore
- Considerable vehicle movements and traffic Monday – Saturday when operating as existing.
- If operated at full trading capacity, movements would be significantly higher.
- Visited by customers, deliveries, couriers, HGVs and lorries daily.
- No detriment based on historical uses of site.
- 7 houses will have lower vehicle impact than previous used as industrial.
- Benefit from resurfacing of access road.
- Contribution to the community compared to non-functioning estate.

8. Planning Considerations:

9. Principle of development

The principle of residential development and loss of employment land on this application site was established by the appeal allowed under WA/2020/0558 on 12 January 2023 granting outline permission with all matters reserved for the erection of 24 apartments. Additionally, it was resolved at the Planning Committee meeting on 14/06/2023 to grant this application subject to an S106 Agreement. This document is currently being reviewed by the Council's legal team.

In considering the current application officers have been mindful of any material changes in planning circumstances since that meeting. Officers have concluded that there has not been a material change in circumstances since then despite the publication of a revised NPPF. However, significant weight must be given to the previous resolution. It would be inappropriate and unreasonable to revisit the principle of residential development in considering this application.

The assessment in the previous committee report concludes that the principle of residential development of the site is acceptable and that the quantum of development can be achieved without harm to character, or highway safety. It avoids any significant harm to neighbouring amenities. Whilst harm is identified in respect of the loss of employment land, this adverse impact is outweighed by the benefits of providing market and affordable housing on a sustainably located site. The proposal is in accordance with Policies SP1, SP2, TD2, NE1, NE2, NE3, ICS1, AHN1, AHN3, LRC1,

ALH1, ST1, CC1, CC2, CC3 and CC4 of the Local Plan (Part 1) 2018, Policies DM1, DM2, DM4, DM5, DM9, DM11 and DM13 of the Local Plan (Part 2) 2023 and FNP1, FNP12, FNP13, FNP15, FNP27, FNP30, FNP31 and FNP32 of the Farnham Neighbourhood Plan 2013-2032 (2020) and paragraphs 11(d), 131, 135, 173, 180, 189, 190 and 191 of the NPPF (2023). On this basis, the recommendation is to approve the planning application, subject to completion of the legal agreement.

10. Conclusion

The planning balance assessment concludes that the proposal is in accordance with the Development Plan and there would be sustainability and biodiversity benefits. As such, planning permission is recommended for approval subject to the conditions outlined below.

Recommendation

That, subject to the completion of an appropriate legal agreement to secure the financial contributions towards the ongoing maintenance and enhancement of Farnham Park; and subject to conditions, that outline planning permission be GRANTED:

1. Condition:

An application for approval of the reserved matters relating to landscaping shall be made to the Local Planning Authority not later than 3 years from the date of this permission. The development hereby permitted shall take place not later than 2 years from the date of approval of the last of the reserved matters to be approved or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason:

To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990 (as amended).

2. Condition:

The application for the details of the landscaping (hereinafter called “the reserved matters”) shall be submitted to and approved in writing by the Local Planning Authority before any development takes place and the development shall be carried out as approved.

Reason:

To comply with Section 92 of the Town and Country Planning Act 1990 (as amended).

3. Condition:

The plan numbers to which this permission relates are:

23HTE/P01 Rev A - Proposed Plans

23/HTE/P02 Rev A - Proposed Elevations

23/HTE/P03 Rev E - Proposed Block Plan Ground Level

23/HTE/P05 - Proposed Elevations - House Type 2

23/HTE/P06 - Proposed Plans - House Type 2

The development shall be carried out in accordance with the approved plans.

No material variation from these plans shall take place unless otherwise first agreed in writing with the Local Planning Authority.

Reason:

To provide a satisfactory standard of development in accordance with Policy SP1 of the Local Plan (Part 1) 2018.

4. Condition:

No development above ground floor slab level shall take place until details of the proposed external facing and roofing materials and all hard surfacing materials have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason:

In the interest of the character and amenity of the area in accordance with Policy TD1 of the Local Plan 2018 (Part 1) and Policy DM4 of the Local Plan (Part 2) 2023.

5. Condition:

No development shall take place until a scheme for the protection of the retained trees has been submitted and approved in writing by the Local Planning Authority. The tree protection measures shall be implemented prior to the commencement of demolition and retained throughout the demolition and construction phase of the development.

Reason:

Required prior to the commencement of development to ensure no irreversible harm to the trees and to protect and enhance the appearance and character of the site and locality, in accordance with Policy NE2 of the Local Plan (Part 1) 2018, Policy DM11 of the Local Plan 2023 (Part 2) and paragraphs 180 and 186 of the NPPF 2023.

6. Condition:

The Local Planning Authority shall be provided a minimum of 2 weeks written notice prior to expected commencement of demolition/construction activities. The written

notice shall include visual physical evidence of ground and fence protection with associated Tree Protection Area signs and Bird Scare tags in accordance with the AMS and tree protection plan. If this information is considered appropriate, the Local Planning Authority shall provide written approval for the development to proceed.

Reason:

In the interests of the protection of the rooting areas of trees in the interests of the visual amenity and character of the area in accordance with Policies NE2 and TD1 of the of the Local Plan (Part 1) 2018 and Policy DM11 of Local Plan (Part 2) 2023.

7. Condition:

No demolition and/or development shall take place until a set of monitoring requirements has been submitted to Local Planning Authority for their approval to include:

- a. Name of appointed arboriculturist / representative responsible for site monitoring
- b. Report structure of the site monitoring of approved tree and ground protection measures
- c. Detail of monitoring frequency throughout the demolition/construction period
- d. Detail the process to inform the Local Planning Authority of AMS and TPP amendments
- e. Detail the process to inform the Local Planning Authority of remediation measures to rectify identified damage.

The development shall be carried out in accordance with the approved details.

Reason:

In the interests of the protection of the rooting areas of trees in the interests of the visual amenity and character of the area in accordance with Policies NE2 and TD1 of the of the Local Plan (Part 1) 2018 and Policy DM11 of Local Plan (Part 2) 2023.

8. Condition:

No development shall take place, other than that required to be carried out as part of demolition or approved scheme of remediation, until the following has been submitted to and approved in writing by the Local Planning Authority:

- a) An investigation and risk assessment, in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The investigation and risk assessment shall be undertaken by a competent person as defined in Annex 2: Glossary of the NPPF.

b) If identified to be required, a detailed remediation scheme shall be prepared to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property. The scheme shall include:

- (i) All works to be undertaken
- (ii) Proposed remediation objectives and remediation criteria
- (iii) Timetable of works
- (iv) Site management procedures

The scheme shall ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The remediation works shall be carried out in strict accordance with the approved scheme. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works.

Reason:

To ensure that land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy DM1 of the Local Plan (Part 2) 2023.

9. Condition:

Upon completion of the approved remediation works, a verification report demonstrating the effectiveness of the approved remediation works carried out shall be completed in accordance with Condition 8 and shall be submitted to the Local Planning Authority for approval prior to occupation of the development.

Reason:

To ensure that land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy DM1 of the Local Plan (Part 2) 2023.

10. Condition:

Following commencement of the development hereby approved, if unexpected contamination is found on site at any time, other than that identified in accordance with Condition 8, the Local Planning Authority shall be immediately notified in writing and all works shall be halted on the site. The following shall be submitted and approved in writing by the Local Planning Authority prior to the recommencement of works:

- a) An investigation and risk assessment, undertaken in the manner set out in Condition 8 of this permission.
- b) Where required, a remediation scheme in accordance with the requirements as set out in Condition 8.
- c) Following completion of approved remediation works, a verification report, in accordance with the requirements as set out in Condition 9.

Reason:

To ensure that land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy DM1 of the Local Plan (Part 2) 2023.

11. Condition:

No development shall take place until a Construction Transport Management Plan (CTMP) has been submitted to and approved in writing by the Local Planning Authority. The CTMP should include details of:

- (a) parking for vehicles of site personnel, operatives and visitors;
- (b) loading and unloading of plant and materials;
- (c) storage of plant and materials;
- (d) programme of works (including measures for traffic management);
- (e) HGV deliveries and hours of operation;
- (f) measures to prevent the deposit of materials on the highway;
- (g) on-site turning for construction vehicles;
- (h) measure to ensure access is retained for existing users of Hookstile Lane.

The development shall be carried out in accordance with the approved details.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway user, and to protect neighbouring amenity in accordance with Policy ST1 of Local Plan 2018 (Part 1) and Policies DM5 and DM9 of the Local Plan (Part 2) 2023.

12. Condition:

No development shall take place until a Construction Environmental Management Plan (CEMP) has been submitted to, and approved in writing by the Local Planning Authority. The CEMP shall provide for:

- (a) An indicative programme for carrying out of the works
- (b) The arrangements for public consultation and liaison during the construction works
- (c) Measures to minimise the noise (including vibration) generated by the construction process to include hours of work, proposed method of piling for foundations, the careful selection of plant and machinery and use of noise mitigation barrier(s)
- (d) Details of any floodlighting, including location, height, type and direction of light sources and intensity of illumination
- (e) the parking of vehicles of site operatives and visitors
- (f) loading and unloading of plant and materials
- (g) storage of plant and materials used in constructing the development
- (h) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- (i) wheel washing facilities
- (j) measures to control the emission of dust and dirt during construction.

The approved CEMP shall be adhered to throughout the construction period.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway user, and to protect neighbouring amenity in accordance with Policy ST1 of Local Plan 2018 (Part 1) and Policy DM5 of the Local Plan (Part 2) 2023.

13. Condition:

No development shall take place until a surface water drainage scheme that satisfies the SuDS Hierarchy and be compliant with the national Non-Statutory Technical Standards for SuDS, NPPF and Ministerial Statement on SuDS is submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- (a) The results of infiltration testing completed in accordance with BRE Digest: 365 and confirmation of groundwater levels;
- (b) Evidence that the proposed final solution will effectively manage the 1 in 30 & 1 in 100 (+40% allowance for climate change) storm events, during all stages of the development. If infiltration is deemed unfeasible, associated discharge rates and storage volumes shall be provided using a maximum discharge rate of 1.3 l/s;
- (c) Detailed drainage design drawings and calculations to include: a finalised drainage layout detailing the location of drainage elements, pipe diameters, levels,

and long and cross sections of each element including details of any flow restrictions and maintenance/risk reducing features (silt traps, inspection chambers, etc);

(d) A plan showing exceedance flows (i.e. during rainfall greater than design events or during blockage) and how property on and off site will be protected;

(e) Details of drainage management responsibilities and maintenance regimes for the drainage system;

(f) Details of how the drainage system will be protected during construction and how runoff (including any pollutants) from the development site will be managed before the drainage system is operational.

The development shall be carried out in accordance with the approved details.

Reason:

To ensure the design meets the national Non-Statutory Technical Standards for SuDS and the final drainage design does not increase flood risk on or off site such to accord with Policy CC4 of Local Plan (Part 1) 2018.

14. Condition:

The development hereby approved shall not be first occupied unless and until a verification report carried out by a qualified drainage engineer demonstrating the drainage system has been constructed as per the agreed scheme (or detail any minor variations), provide the details of any management company and state the national grid reference of any key drainage elements (surface water attenuation devices/areas, flow restriction devices and outfalls) has been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason:

To ensure the design meets the national Non-Statutory Technical Standards for SuDS and the final drainage design does not increase flood risk on or off site such to accord with Policy CC4 of Local Plan (Part 1) 2018.

15. Condition:

The development hereby approved shall not be first occupied unless and until a scheme showing visibility splays at the junction with Hookstile Lane and Firgrove Hill has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details prior to the occupation of the development and thereafter permanently retained.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway user, in accordance with Policy ST1 of Local Plan 2018 (Part 1).

16. Condition:

The development hereby approved shall not be first occupied unless and until an access road improvement scheme, including a priority give way system and resurfacing, has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway user, in accordance with Policy ST1 of Local Plan 2018 (Part 1).

17. Condition:

The development hereby approved shall not be first occupied unless and until a scheme for pedestrian access to the site, to include a demarcated area for pedestrians running from the entrance to the proposed dwellings as far as the boundary with the public highway, has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway user, in accordance with Policy ST1 of Local Plan 2018 (Part 1).

18. Condition:

The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans (Drawing No. 23/HTE/P03 Rev E) for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking and turning areas shall be retained and maintained for their designated purposes.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy ST1 of Local Plan 2018 (Part 1) and paragraph 114 of the NPPF 2023.

19. Condition:

The development hereby approved shall not be first occupied unless and until the secure, covered facilities for the parking of bicycles have been provided within the development site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Thereafter, the parking facilities shall be retained and maintained for their designated purpose.

Reason:

To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles and to comply with Policy ST1 of Local Plan 2018 (Part 1) and Policy DM9 of Local Plan 2023 (Part 2).

20. Condition:

The development hereby approved shall not be first occupied unless and until a Travel Plan in accordance with the sustainable development aims and objectives of the National Planning Policy Framework, Surrey County Council's "Travel Plans Good Practice Guide", and in general accordance with the 'Heads of Travel Plan' document has been submitted to and approved in writing by the Local Planning Authority. The approved Travel Plan shall be implemented prior to first occupation of the development and for each and every subsequent occupation of the development, be thereafter maintained and developed to the satisfaction of the Local Planning Authority.

Reason:

To ensure the promotion of safe, active and sustainable forms of travel and comply with Policy ST1 of Local Plan 2018 (Part 1).

21. Condition:

Within three months of the date of first occupation, an Information Pack (STIP) in accordance with the sustainable development aims and objectives of the National Planning Policy Framework and Surrey County Council's Travel Plans Good Practice Guide for Developers shall be submitted to and approved in writing by the Local Planning Authority. The STIP shall include:

- Details of local public transport services and location of rail stations and local bus stops
- Details of local car club and lift sharing schemes
- Maps showing local walking and cycling routes and isochrone maps showing accessibility to public transport, schools and local community facilities
- Information to promote the take-up of sustainable travel.

The approved Sustainable Travel Information Pack shall be issued to the first-time occupier of each dwelling prior to first occupation.

Reason:

To ensure the promotion of safe, active and sustainable forms of travel and comply with Policy ST1 of Local Plan 2018 (Part 1).

22. Condition:

No machinery or plant shall be operated, no demolition or construction processes carried out and no deliveries taken at or dispatched from the site except between the hours 08:00 – 18:00 Monday to Friday, 08:00 – 13:00 Saturday and not at any time on Sundays, Bank or Public Holidays.

Reason:

In the interests of neighbouring residential amenity in accordance with Policy DM1 of the Local Plan 2023 (Part 2) and Policy TD1 of the Local Plan 2018 (Part 1).

23. Condition:

The development hereby approved shall not be first occupied unless and until a scheme has been submitted and approved in writing by the Local Planning Authority to demonstrate that the external noise levels within external amenity areas, will conform to the “design criteria for external noise” upper guideline value of 55 dB LAeq,T, as specified within BS 8233: 2014, Guidance on Sound Insulation and Noise Reduction for Buildings. The work specified in the approved scheme shall then be carried out in accordance with the approved details prior to occupation of the premises and be retained thereafter.

Reason:

To ensure a good standard of accommodation is provided for future occupants such to accord with Policy TD1 of the Local Plan 2018 (Part 1) and Policies DM1 and DM5 of the Local Plan 2023 (Part 2).

24. Condition:

The development hereby approved shall be implemented in accordance with the enhancement measures specified in Section 7 and Figure 2 of the Preliminary Roost Assessment and Phase 2 Emergence Survey Report, and shall be retained hereafter with the approved details.

Reason:

Required to ensure the long-term management of habitats, species and other biodiversity features in accordance with Policy NE1 of the Local Plan 2018 (Part 1) and Policy DM1 of the Local Plan 2023 (Part 2).

25. Condition:

The development hereby approved shall not be first occupied unless and until a detailed scheme of external lighting has been submitted to and approved in writing by the Local Planning Authority. The development should be carried out in accordance with the approved details.

Reason:

In order that the development should protect protected species in accordance with Policy NE1 of the Local Plan (Part 1) 2018.

26. Condition:

The development hereby approved shall be implemented in accordance with the precautionary method of working outlined in the Preliminary Ecological Appraisal and Bat Scoping Report (dated 12 June 2020).

Reason:

In order that the development should protect protected species in accordance with Policy NE1 of the Local Plan (Part 1) 2018.

27. Condition:

No development above ground floor slab level shall take place until a scheme of climate change and sustainability measures has been submitted and approved in writing by the Local Planning Authority. The scheme shall have regard for the content of the Council's Climate Change and Sustainability SPD (2022). The development shall be carried out in accordance with the approved details.

Reason:

In the interests of achieving a high standard of sustainability in accordance with Policies CC1 and CC2 of the Local Plan (Part 1) 2018 and the Council's Climate Change and Sustainability SPD (2022).

28. Condition:

The development hereby approved shall not be first occupied unless and until the highest available speed broadband infrastructure has been installed and made available for use.

Reason:

To ensure sustainable construction and design in accordance with Policy CC2 of the Local Plan (Part 1) 2018.

29. Condition:

The development hereby approved shall not be first occupied unless and until the dwellings have been completed such to meet the requirement for a maximum of 110 litres of water per person per day.

Reason:

To ensure that the development is sustainable and makes efficient use of water to comply with Policy CC2 of the Waverley Local Plan (Part 1) 2018.

Informatives:

1. Community Infrastructure Levy (CIL)- - The development hereby permitted is CIL liable. - - 'CIL Form 6: Commencement Notice' must be received by the Council prior to the commencement of development. Commencement of development is defined in Regulation 7 of the CIL Regulations 2010 (as amended).- - Failure to adhere to the CIL Regulations and commencing work without notifying the Council could forfeit any rights you have to exemptions, payment by instalments and you may also incur surcharges.- - For further information see our webpages (www.waverley.gov.uk/CIL) or contact CIL@waverley.gov.uk
2. It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Electric Vehicle Charging Points shall be provided in accordance with the Surrey County Council Vehicular, Cycle and Electric Vehicle Parking Guidance for New Development 2022. Where undercover parking areas (multi-storey car parks, basement or undercroft parking) are proposed, the developer and LPA should liaise with Building Control Teams and the Local Fire Service to understand any additional requirements. If an active connection costs on average more than £3600 to install, the developer must provide cabling (defined as a 'cabled route' within the 2022 Building Regulations) and two formal quotes from the distribution network operator showing this.
3. The applicant is expected to ensure the safe operation of all construction traffic to prevent unnecessary disturbance obstruction and inconvenience to other highway users. Care should be taken to ensure that the waiting, parking, loading and unloading of construction vehicles does not hinder the free flow of any carriageway, footway, bridleway, footpath, cycle route, right of way or private driveway or entrance. The developer is also expected to require their contractors to sign up to the "Considerate Constructors Scheme" Code of Practice, (www.ccscheme.org.uk) and to follow this throughout the period of construction within the site, and within adjacent areas such as on the adjoining public highway and other areas of public realm.
4. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).

Annex A

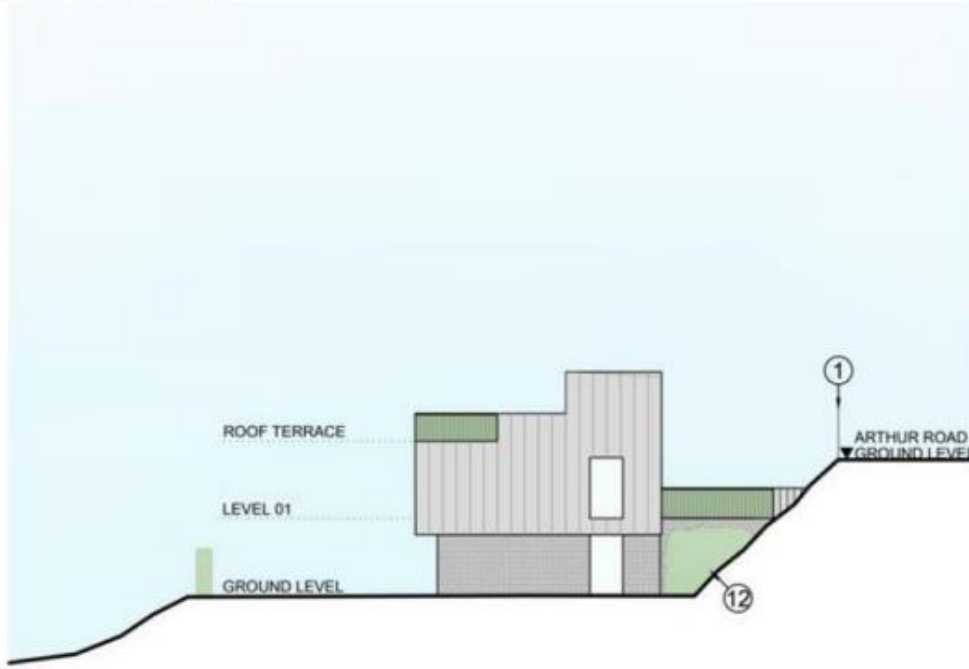
Proposed Block Plan



Proposed Streetscene



Proposed Section



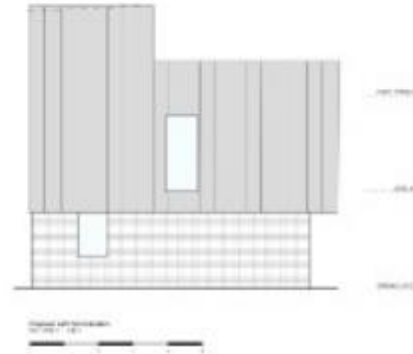
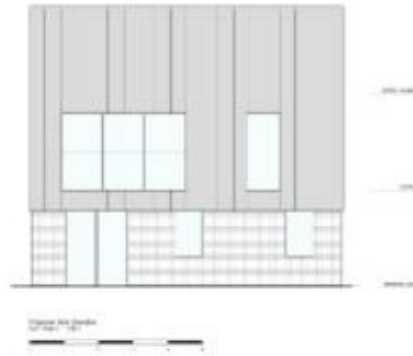
Proposed - Section B - B
Scale 1 : 200 @ A1



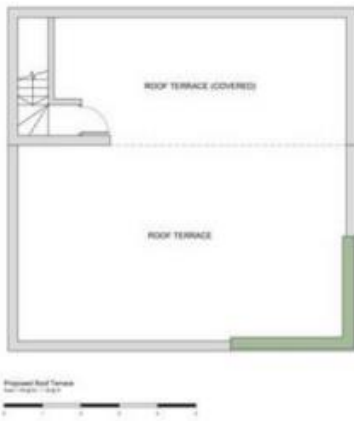
Proposed Elevations – House Type 1



Proposed Elevations – House Type 2



Proposed Floor Plans House - Type 1



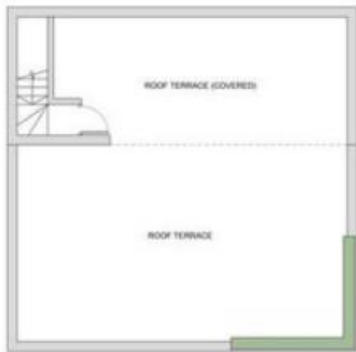
Proposed Floor Plans - House Type 2



Proposed Ground Floor Plan
 Scale: 1:100



Proposed First Floor Plan
 Scale: 1:100



Proposed Roof Terrace
 Scale: 1:100



Proposed Roof Plan
 Scale: 1:100

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Agenda Item 13

WA/2023/02009 – Listed Building consent for alterations and extensions to the to St John's Seminary to create 41 dwellings including alterations to the chapel to provide residents gym and spa facilities following demolition of existing outbuildings; erection of extensions to The Lodge and Lower Lodge at. ST JOHNS SEMINARY CRANLEIGH ROAD WONERSH GUILDFORD GU5 0QX

Applicant: St John's Wonersh Ltd - St John's Wonersh Ltd
Parish: Wonersh
Ward: Bramley & Wonersh
Grid Reference: E: 502463
N: 145068
Case Officer: Tracy Farthing
Neighbour Notification Expiry Date: 16/10/2023
Extended Expiry Date: 09/02/2024
Committee Meeting Date: 07/02/2024

RECOMMENDATION That, subject to conditions, listed building consent is
GRANTED

1. Site Description

The application site extends to approximately 18.5 hectares of land and comprises a focal large building and two lodge houses set within.

It is located on the northern side of Cranleigh Road, approximately 160m outside of the eastern boundary of the defined settlement of Wonersh. Vehicular access is via two access points from Cranleigh Road.

The lawful use of the majority of the site is a Seminary, which falls within Use Class C2 (Residential Institution), with The Lodge and The Lower Lodge in Class C3 residential use.

The Grade II Listed Seminary was built in the 1890's by F. A. Walters, a prominent figure in late-nineteenth and early twentieth century Catholic church building, and has been the focal point for the training of priests in the Archdiocese of Southwark.

The current floor space on the site, comprises 8,244 sqm (GIA). The principal floor space is within the main seminary building, accounting for some 7,548 sqm, arranged over three floors, with a basement level and an attic storey to the central section and east and west wings and is of red brick construction under slate roofs. The seminary building runs east-west with two wings towards the eastern and western ends. Whilst the building dates from the 1890s it was extended and altered in the 1960s at which time the east and west wings were extended to almost double their original length. At the same time, the convent was constructed to the east end of the building.

The application site also includes two lodge buildings. The eastern lodge pre-dates the seminary and the western lodge is a later addition. The lodges are referred to as the Lodge and Lower Lodge.

The farm building located on the east side of the Seminary represents the oldest structure on the site having been part of the former Lotisford Farm, sold to the seminary in 1889.

The general character of the area is rural. The topography of the area is such that ground levels generally fall away to the south and south-east. There are areas of woodland in the vicinity, including a small area of Ancient and Semi-Natural Woodland a short distance to the south-east of the Seminary. There are also water features to the south-east. Public rights of way run along the wooded valleys to the south-east and on to the west of the site.

2. Proposal

Change to listed building sent is required for than bullet as below
The proposal includes:

- The conversion of the existing seminary building from Use Class C2 to Class C3 to provide individual residential dwellings; including the conversion of the chapel to a multi-use leisure facility, including amenities such as a gymnasium, pool, and treatment rooms. The conversion will also include hot desk open offices, breakout areas and a reception.
- The provision of two 4-storey extensions to the north of the seminary building;
- The demolition of the existing modern farm buildings and modern garages, the re-use of the historic farm building, and the construction of some new single-storey buildings within the grounds (to provide more residential dwellings);
- Extensions to the Lodge and Lower Lodge buildings (existing C3 dwellings).

3. Relevant Planning History

WA/2023/02010	Erection of extensions and alterations to existing buildings to provide a total of 52 dwellings, alterations to the chapel to provide residents gym and spa facilities following demolition of existing outbuildings; erection of extensions to The Lodge and Lower Lodge; associated works including landscaping, parking, amenity space;	PENDING
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	formation of a new vehicular access onto Cranleigh Road	
WA/2017/0984	Listed building consent for internal and external alterations to second floor of the East Wing of the seminary building including the insertion of 2 rooflights	GRANT 03/08/2017
WA/2010/0831	Internal and external alterations.	REFUSE 20/07/2010
WA/2010/0832	Application for Listed Building Consent for internal and external alterations.	LISTED BUILDING CONSENT REFUSED 20/07/2010
WA/2010/1304	Internal and external alterations (revision of WA/2010/0831).	GRANT 27/09/2010
WA/2010/1305	Application for Listed Building Consent for internal and external alterations.	LISTED BUILDING CONSENT GRANTED 27/09/2010
WA/2011/1547	Listed Building Consent for demolition of staircase hall partition and various alterations.	LISTED BUILDING CONSENT GRANTED 01/11/2011
WA/2010/0793	Application for Listed Building Consent for alterations to seminary building.	LISTED BUILDING CONSENT GRANTED 13/07/2010
WA/1978/1057	Alterations and single storey extension to existing oil tank enclosure.	GRANT 01/08/1978
HM/R7859	Extension to Common Room.	GRANT 31/05/1955
HM/R3687	New cowhouse, dairy and alterations to existing farm building.	GRANT 24/03/49

4. Relevant Development Plan Policies and Guidance

Local Plan (Part 1) 2018: Strategic Policies and Sites, 2018 - Policies SP1, SP2, ST1, TD1, HA1, RE2, RE3, ALH1, AHN1, AHN3, CC1, CC4, NE1, NE2.

Local Plan (Part 2) 2013: Site Allocations and Development Management Policies – Policies DM1, DM2, DM3, DM4, DM5, DM6, DM7, DM8, DM9, DM11, DM14, DM20, DM25, DM35.

Other guidance:

- o The National Planning Policy Framework 2021 (NPPF)

5. Consultations and Town/Parish Council Comments

Wonersh Council	Parish	(only report no objection, objection, or none received)
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Can you copy HE/Victorian Society comments as they would have been relating to the LBC as well

6. Representations

1 letter has been received expressing support for the following reasons:

- Good engagement from developer with LPA and neighbours
- Sensitively designed
- Prefer a residential use to an institutional or commercial use believing it will be less disruptive

7. Impact on Heritage Assets

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering applications which affect Listed Buildings, Local Planning Authorities must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Paragraphs 205-209 of the NPPF 2023 are of particular relevance and are provided below:

Section 16 (2) of the Listed Buildings Act 1990 states that in considering whether to grant listed building consent for any works the Council is required to have special regard to the desirability of preserving the building or its setting or any features of special interest,

205. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

206. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of: a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional; b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

207. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply: a) the nature of the heritage asset prevents all reasonable uses of the site; and b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and d) the harm or loss is outweighed by the benefit of bringing the site back into use.

208. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

209. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

The application of the statutory duties within section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 combined with the guidance contained in the NPPF means that when harm is identified, whether that be less than substantial or substantial harm, it must be given considerable importance and weight.

Policy HA1 of the Local Plan (Part 1) 2018 outlines that the Council will ensure that the significance of heritage assets are conserved or enhanced to ensure the continued protection and enjoyment of the historic environment.

Heritage asset potentially affected:

- Grade II listed building St Johns Seminary and associated curtilage listed structures

Significance of heritage assets:

St John's Seminary is a large late 19th century building in the Dutch/Jacobean style, designed by F. A. Walters for the Catholic Church for its use as the focal point of training of priests in the Archdiocese of Southwark. It has subsequently been subject to some alteration and extensions in the 20th century, but it substantially retains its plan form, principal interior spaces and historic features, which tell us about how the seminary functioned, and how its occupants lived and worked in the building. It continued to be used for its original purpose until its closure in 2021. F. A. Walters was a prominent figure in late 19th and early 20th century Catholic church building, particularly within the Southwark diocese. Its associated curtilage listed structures include the laundry, lodges.

The farm building dates to before the development of the site as a seminary, having been part of the former Lotisford Farm. It is therefore not curtilage listed but it illustrates the history of the site.

Assessment of the impact to the heritage assets

Extensions

The proposed scheme includes demolition of several extensions and buildings which are all of a later date and are not considered to contribute to the significance of the listed building. The proposed extensions, although large are located at the rear of the building and would not dominate. The proposed design is a contemporary interpretation that will complement the existing building. The materials and details are important to ensure that the high-quality design carries through to the construction and the details of these will be secured through conditions. As, such, no harm is identified resulting from the extensions to the Seminary Building.

Conversion of Seminary

The conversion of the seminary building involves some minor external alterations. To the area addressing the courtyard to the north of the seminary, some of the window cills would be lowered to provide door openings. In places modern fenestration additions will be removed which would result in visual enhancement.

It is recognised that the conversion will require some subdivision and loss of plan form and fabric, in the main, this has been dealt with sensitively with a minimal amount of subdivision proposed. On the third floor of the central section the timber panelling of the dormitory has previously been lost, apart from one small section on the eastern end. This is an important part of the significance, and it still clearly demonstrates the hierarchy. The proposal does involve the loss of a small proportion of this panelling to enable an appreciation of the plan form. The building has a number of large principal spaces of which the chapel and ambulatory are proposed to be retained as open, communal spaces. However, the library and refectory are proposed to be from spaces within privately owned dwellings.

The library will remain as an open double height space, and following amendments to the internal works, it will retain all its decorative pillars and some of the bookcases. The refectory will be subdivided but all the decorative pillars will be now retained.

Justification has also been provided by the applicant for why the loss of these spaces as communal areas is necessary, this includes information relating to the overall viability of the scheme. The library forms part of dwelling H3 at 256 sqm (2775 sq. ft) and the refectory would be located within dwelling H4 at 461sqm (4962 sq. ft). If these spaces were to be reallocated to communal space. This would represent a loss to the anticipated sale figure to each of these dwellings (the larger most prestige in the development) and also would incur a further loss of revenue from the future management change such that revenue would need to be found in commercial rent of these spaces.

Whilst the amendments and justification provided has lessened the harm arising from the proposal, less than substantial harm is identified and is considered to be moderate on the spectrum.

Chapel Alterations

The alterations to the chapel are fairly minimal, with it staying as a predominantly open, communal space. The existing 1960s extension at the west end of the chapel will be screened off to create a spa area. The jacuzzi and pool will be raised off ground. All these alterations are reversible giving it adaptability for the future. No harm is identified subject to conditions securing the provision of more detail such as materials, finer detailed drawings etc.

Lodge Extensions

Both lodge buildings are proposed to be independent dwellings with extensions which would not dominate the building's form, the design is considered appropriate and no harm is identified.

Formation of a new access, including the closure of the existing accesses

Whilst not including any loss of historic fabric, the new access will result in the former accesses being surplus to requirements. Each existing access will be blocked by ornate bollards. The formation of a new access will result in the lodge building's intended use not being immediately appreciable and for this reason, less than substantial harm is identified which is considered to be on the lower end of the spectrum.

Car Ports, bin stores and other ancillary buildings

The proposed change of use requires more parking (including car ports), bin stores, private amenity space and solar panels. This has been designed sensitively to minimise the harm as much as possible, with none of the grounds at the front of the building subdivided or visually affected. Parking is scattered across the site rather than creating large parking areas and car ports and bin stores, the bike store and solar panels do not feature within main principal views. Less than substantial harm identified which is considered to be on the lower end of the spectrum.

Conclusion

The proposals would cause less than substantial harm to the heritage significance of St Johns Seminary. This arises through both direct and indirect impacts. The direct impact results from the conversion of the seminary building and the loss of internal fabric and plan form which contributes to the understanding and appreciation of the architectural and historic interest of the building as a seminary.

Indirect impacts upon the contribution made by the setting to the significance of the seminary and the ability to appreciate that significance derive from the harm caused as a result of the new ancillary buildings as these introduce new built form onto the site resulting in visual clutter where currently there is none. In addition, the new access causes harm as it disrupts the narrative that the two lodges play as 'gate-houses' to the Seminary grounds.

In accordance with Paragraph 205, great weight is afforded to the harm identified.

Paragraph 208 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

The public benefits that the development may achieve need to be considered as part of the assessment of the application in accordance with paragraph 208 of the NPPF, 2023, along with the contents of the 1990 Act (as amended). The preservation of the building's significance through a viable alternative use and the provision of housing would achieve substantial public benefit. It is clear that the site has no future for its original use or comparable end uses, it is therefore considered that there is sufficient public benefits associated with the proposal to outweigh the harm identified..

In conclusion, the public benefits of the proposed development sufficiently outweigh the harm caused to the significance of St Johns Seminary as a Grade II Listed Building.

Recommendation

That consent be CONSENT GRANTED subject to the following conditions:

1. The development to which this consent relates shall be begun before the expiration of 3 years from the date of this consent,

Condition:

The plan numbers to which this permission relates are (insert plan numbers here). The development shall be carried out in accordance with the approved plans. No material variation from these plans shall take place unless otherwise first agreed in writing with the Local Planning Authority.

Reason:

In order that the development hereby permitted shall be fully implemented in complete accordance with the approved plans and to accord with Policy TD1 of the Local Plan 2018 (Part 1) and Policies DM1 and DM4 of the Local Plan (Part 2) 2023.

2. Condition:

Prior to commencement of development, a schedule identifying all doors, doorcases, windows, joinery, panelling, fireplaces and surrounds, decorative plasterwork and other architectural features that are to be altered, relocated, concealed or removed, fully describing the work proposed must be submitted to and approved in writing by the Local Planning Authority. The schedule must describe the arrangements for temporary storage/off-site repair, the person or specialist body responsible for the removal, storage and repair, and a timetable for reinstatement. The works must not be executed other than in complete accordance with these approved details and any other doors, doorcases, windows, joinery, panelling, fireplaces and surrounds, decorative plasterwork and other architectural features not identified must be retained and protected during the course of works.

Reason:

In the interests of the character and appearance of the listed building and of the area and to accord with Policies TD1 and HA1 of the Local Plan (Part 1) 2018 and DM1, DM4 and DM20 of the Local Plan (Part 2) 2023.

3. Condition:

Before relevant works begins, drawings to a scale not smaller than 1:5 fully describing the following details must be approved in writing by the Local Planning Authority. The works must not be executed other than in complete accordance with these approved details:

- a) Spa/chapel partition indicated on section DD of plan no.760/184E.This drawing must show:
 - elevation

- materials
- b) Any screen/partition to pantry and utility of unit H4 on first floor as indicated on plan no. 760/143K. These drawings must show:
 - elevation
 - materials
 - method of affixation to bookcases/pillars

Reason:

In the interests of the character and appearance of the listed building and of the area and to accord with Policies TD1 and HA1 of the Local Plan (Part 1) 2018 and DM1, DM4 and DM20 of the Local Plan (Part 2) 2023.

4. Condition:

Before relevant work begins a specification and/or drawings fully describing method of incorporating thermal, fire and sound insulation, describing the effect on the appearance and fabric of historic and architectural features must be approved in writing by the Local Planning Authority. The works must not be executed other than in complete accordance with these approved details.

Reason:

In the interests of the character and appearance of the listed building and of the area and to accord with Policies TD1 and HA1 of the Local Plan (Part 1) 2018 and DM1, DM4 and DM20 of the Local Plan (Part 2) 2023.

5. Condition:

Before relevant work begins, drawings to a scale not smaller than 1:20 showing internal building services, noting all necessary cutting, chasing and other alteration to historic fabric must be approved in writing by the Local Planning Authority. The works must not be executed other than in complete accordance with these approved details.

Reason:

In the interests of the character and appearance of the listed building and of the area and to accord with Policies TD1 and HA1 of the Local Plan (Part 1) 2018 and DM1, DM4 and DM20 of the Local Plan (Part 2) 2023.

6. Condition:

No new plumbing, pipes, soil stacks, flues, vents, ductwork, satellite dishes or the like, shall be fixed to any external face of the building other unless otherwise approved in writing by the local planning authority.

Reason:

In the interests of the character and appearance of the listed building and of the area and to accord with Policies TD1 and HA1 of the Local Plan (Part 1) 2018 and DM1, DM4 and DM20 of the Local Plan (Part 2) 2023.

7. Condition:

All building works, finishes, and making-good, both internal and external, shall match the relevant existing work in respect of method, detail, and finished appearance unless otherwise approved in writing by the Local Planning Authority. Where new materials are to be used externally, the colour match shall make allowance for future weathering

Reason:

In the interests of the character and appearance of the listed building and of the area and to accord with Policies TD1 and HA1 of the Local Plan (Part 1) 2018 and DM1, DM4 and DM20 of the Local Plan (Part 2) 2023.

8. Condition:

All new partitions shall be scribed around existing ornamental mouldings.

Reason:

In the interests of the character and appearance of the listed building and of the area and to accord with Policies TD1 and HA1 of the Local Plan (Part 1) 2018 and DM1, DM4 and DM20 of the Local Plan (Part 2) 2023.

9. Condition:

No new grilles security alarms, lighting, cameras or other like items shall be fixed to any external face of the building other than as shown on the drawings hereby approved.

Reason:

In the interests of the character and appearance of the listed building and of the area and to accord with Policies TD1 and HA1 of the Local Plan (Part 1) 2018 and DM1, DM4 and DM20 of the Local Plan (Part 2) 2023.

Informatives:

1. The applicants/owners are reminded that the lodge buildings are considered to be curtilage listed and will remain so once the permission is carried out. Therefore, Listed Building Consent will be required for any works which would

affect its character as a building of special architectural or historic interest. It is a criminal offence to carry out works that require Listed Building Consent without such a consent being obtained.

2. The applicants/owners are reminded that under the GDPO 2015 Schedule 2 Part 2 Class A, planning permission is required for the erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure if it would involve development within the curtilage of, or to a gate, fence, wall or other means of enclosure surrounding, a listed building.

The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of Paragraph 38 of the National Planning Policy Framework 2021.

Case Officer Tracy Farthing Signed: Date: 24 January 2024

Agreed by Team or DC Manager.....Date:.....

Time extension agreement in writing seen by signing off officer:

Yes No N/A

Agreed by Development Manager or Head of Planning Services

.....

This report has been agreed under the delegated authority by the Head of Planning Services. Decision falls within ...(*number reference*) of the Scheme of Delegation (initialled by Authorising officer)

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Agenda Item 14

WA/2023/02010 – Erection of extensions and alterations to existing buildings to provide a total of 52 dwellings, alterations to the chapel to provide residents gym and spa facilities following demolition of existing outbuildings; erection of extensions to The Lodge and Lower Lodge; associated works including landscaping, parking, amenity space; formation of a new vehicular access onto Cranleigh Road. at ST JOHNS SEMINARY CRANLEIGH ROAD WONERSH GUILDFORD GU5 0QX

Applicant: St John's Wonersh Ltd - St John's Wonersh Ltd

Parish: Wonersh CP

Ward: Bramley & Wonersh

Grid Reference: E: 502463

N: 145068

Case Officer: Tracy Farthing

Neighbour Notification Expiry Date: 05/02/2024

Extended Expiry Date: 09/02/2024

Committee Meeting Date: 7th February 2024

RECOMMENDATION

That, delegated authority be granted to the Executive Head of Planning Development to granted planning permission subject to the applicant entering into an Section 106 Agreement subject to the conditions listed below, and that delegated authority be given to the Executive Head of Planning development to add or amend conditions.

1. SITE DESCRIPTION

The application site extends to approximately 18.5 hectares of grounds and a Grade II Listed Seminary built in the 1890's by F. A. Walters, a prominent figure in late-nineteenth and early twentieth century Catholic church building. Within the grounds there also two lodge houses. The seminary was used until 2021 for the training of catholic priests for the Archdiocese of Southwark. Additionally, the seminary often hosted seminars, conferences and workshops open to the wider community.

The site is located on the northern side of Cranleigh Road, approximately 160m outside the defined settlement of Wonersh. Vehicular access is via two access points from Cranleigh Road.

The lawful use of the majority of the site is a Seminary, which falls within Use Class C2 (Residential Institution), with The Lodge and The Lower Lodge in Class C3 residential use.

The current floor space on the site, comprises 8,244 sqm (GIA). The principal floor space is within the main seminary building, accounting for some 7,548 sqm, arranged over three floors, with a basement level and an attic storey to the central section and east and west wings and is of red brick construction under slate roofs. The seminary building runs east-west with two wings towards the eastern and western ends. Whilst the building dates from the 1890s it was extended and altered in the 1960s at which time the east and west wings were extended to almost double their original length. At the same time, the convent was constructed to the east end of the building.

The principal seminary has a dominant presence within the site. The elevational treatment is in red brickwork with Portland Stone dressing and a slated mansard roof. The architectural idiom is generally described as being Jacobean style with Flemish influences with prominent gable ends, pilasters and tall chimneys.

The building is essentially “H” shaped, with a further wing to the west comprising the single-storey chapel, and a further wing to the east comprising the nun’s quarters and service rooms. Extensions to the original 1890 building constructed in the early 1960s (i.e. to the west and east wings and to the chapel) are in the same idiom with matching materials, and they therefore blend seamlessly into the original building. The central “H” part of the building is asymmetrical due to the presence of a “tower” within the east wing.

The interior of the main seminary building comprises communal areas for living, studying and worship, all of which are relatively grand in scale with decorative features (including columns, cornicing, brackets to ceiling beams, architraves, etc.) and private areas for sleeping. The professors’ bedrooms are located at first floor level within the central part of the building – and they are unsurprisingly larger in scale with more ornate detailing than the students’ bedrooms. When the Seminary was first built, some of the students’ bedrooms were dormitories with timber partitions but those large rooms were later sub-divided into separate bedrooms. At ground floor level, the central part of the building comprises the Ambulacrum and reception rooms (including a dining area and parlours). The conference rooms, common rooms, refectory, library, etc. are located within the east and west wings at ground and first floor level as are some students’ bedrooms. The west wing at basement level provided a playroom for the younger pupils. Located further westward the chapel was formerly highly decorated with a number of alters in marble and alabaster – but these fixtures have recently been removed. Some detailing remains, however, including the cornicing and pilasters. To the east, the convent wing and service rooms are comparatively pared back in architectural detailing.

The application site also includes two lodge buildings. The eastern lodge pre-dates the seminary and the western lodge is a later addition. The lodges are referred to as the Lodge and Lower Lodge.

The farm building located on the east side of the Seminary represents the oldest structure on the site having been part of the former Lotisford Farm, sold to the seminary in 1889.

The general character of the area is rural. The topography of the area is such that ground levels generally fall away to the south and south-east. There are areas of woodland in the vicinity, including a small area of Ancient and Semi-Natural Woodland a short distance to the south-east of the Seminary. There are also water features to the south-east. Public rights of way run along the wooded valleys to the south-east and on to the west of the site.

1. PROPOSED DEVELOPMENT

The applications proposes the demolition of existing buildings, alterations and extensions to the main seminary building to create 18 houses and 23 apartments within the Seminary together with the conversion of the Chapel to a well being centre for residents. The conversion will also include hot desk open offices, breakout areas and a reception all of which will serve the residents of the new dwellings.

Extensions are proposed to The Lodge and the Lower Lodge and continue to be used as two dwellings.

Also proposed within the application is demolition of part of the Farm buildings and new build/extension of this building with the creation of 9 dwellings within the building.

The proposal includes four storey extensions to the main seminary building to the rear of the building. The overall height of the proposed extensions are 5m lower than the than the height of the ridgeline of the main building. The design of the proposed extensions would be in a modern idiom in order to remain legible from the original seminary building.

The proposed scheme would retain the principal front elevation of the building. Some alterations are proposed to the elevations addressing the courtyard to the north. This would include some changes window cills and doors. Some sash windows would be replaced by French doors.

The demolition of the existing modern farm buildings and modern garages, the re-use of the historic farm building, and the construction of some new single-storey buildings within the grounds (to provide more residential dwellings);

Extensions to the Lodge and Lower Lodge buildings (existing C3 dwellings).

Overall, the development proposes 23 apartments and 29 houses, of which 18 houses and 23 apartments would be within the extended seminary, 9 dwellings within the extended and converted farm building and two existing houses (the Lodges) which are to be extended and refurbished.

The proposals involve a comprehensive landscaping scheme, designed to conserve the existing sense of spaciousness and verdancy, and the views of the seminary building. The existing area to the north of the chapel wing has a somewhat neglected appearance, and its gravelled hard surfacing is rather unsightly. This area would become more enclosed due to the addition of the new west extension wing – essentially becoming a new “courtyard”. It is considered that the proposed new sandstone paving (with spaces for vehicle parking), and the flower beds/hedging and seating areas immediately adjacent to the buildings, would retain a sense of spaciousness whilst adding visual interest to this part of the Site.

The existing area to the north of the principal part of the seminary already has an enclosed, courtyard character due to the existence of the surrounding buildings and the raised terrace. The proposals would retain this character, further enhancing it by introducing architectural and landscaping features which are both modern and evocative of historic monasteries. A new cloistered walkway would be built into the existing raised terrace, with red brickwork and arches complementing those of the arched detailing to the existing seminary building.

The central lawn would be re-landscaped in a modern manner which references the style of traditional monastic herb gardens. The existing weeping willow tree to the front (i.e. south) of the principal seminary building would be replaced with a small circular lawn with formal hedging and a central pond with a fountain. This would be less visually obstructive than the tree, and it would allow the front entrance (i.e. most ornate part of the seminary building) to be better appreciated – both close-up, and from a distance. The removal of the existing unsightly modern garages to the east of the main building, replacing them with grass, would enhance the spacious and verdant character of the Site.

The proposed scheme would involve the judicious insertion of small clusters of parking spaces around the Site, largely hidden behind hedging. Thus, the new provision of vehicle parking would have a minimal visual impact on the spaciousness and the verdancy of the Site. The shelters for the proposed car ports and some of the parking spaces would comprise timber columns and roofs which have been designed to reflect the appearance local vernacular buildings. Their roofs would be slated in order to provide visual references to the main seminary building (and those of the car ports would also have discreetly located PV panels).

The proposals also include some landscaping immediately adjacent to the proposed buildings on the existing farm building site – including trees and planting. The more naturalistic aspects of the proposed landscaping would enhance the rural character

of the site, while the formal layout and pruned topiary would provide a visual link to the proposed courtyard garden to the north of the main seminary building.

The proposed bin stores and electric sub-station would comprise red brickwork with flat green roofs. They would be located close to the east entrance, and would mostly be sensitively hidden behind hedging. Therefore, their visual impact on the Site would be minimal and neutral.

The proposed children's playground and bicycle shed to be located in the north-west part of the Site, would be appropriately screened behind some trees (taking into account their heights, bulk, scale and massing). Therefore, they would have a minimal and neutral visual impact on the Site and its setting.

In order to sub-divide the main building into separate residential dwellings, parts of it would be medially converted, and there would also be some new single-storey flats. It would thus be necessary to alter the existing planform – including the provision of new door openings, new staircases, and new stud walls, the blocking up of some existing door openings, and the removal of some existing walls. However, every effort would be made to retain the legibility of the original building. For example, the proposals would retain the existing doors within the door openings which are being bricked up. Nibs would be retained wherever walls are being removed – and downstands would also be retained, where deemed appropriate. The high ceiling of the existing library, together with its sense of openness in the existing library. The existing clear sense of hierarchy (i.e. between the communal rooms and bedrooms, between the professors' bedrooms and the students' bedrooms, and between the principal part of the Seminary and the convent wing) would necessarily be eroded as a result of the conversion of the building.

However, the ambulatory would be retained as the principal communal area, as would the central corridors within the central part of the building at lower-ground, first and second floor level. Within the Chapel, the proposed scheme would involve the provision of some glazed screens across the openings into the side chapels. The visually light-weight quality of these screens would retain the extent by which the historic planform of the chapel may be appreciated and enjoyed. The screens would be sensitively fitted so that they may be easily removed without causing any damage to the historic fabric of the Chapel.

The historic entrances to the Site will be retained, and blocked with bollards of an elegant, simple design. The provision of the new, centrally located entrance, would not involve any loss of historic fabric. The new entrance (comprising some brick retaining walls) would have a pared back appearance in order to remain visually subservient to the historic entrances. Also proposed is the provision of formal bus stops at the site access road junction and opposite the existing eastern access

Further the scheme proposes the creation of a permissive path through the site. This would link footpaths FP308 & 320 to FP305 and then on to Barnett Lane. The

permissive path would be constructed as a footway/cycleway. The path would provide a safe link for users between Shamley Green and Wonersh

The Lodge

The proposal involves the replacement of a single storey extension to the north elevation of The Lodge with a two storey extension. The extension is set back to be subservient to the Lodge building.

Lower Lodge

the application proposes the replacement of a single storey extension with a new two storey extension with a gable that reflects the existing north facing gable.

The scheme would provide a total of 114 parking spaces dispersed across the site with the majority of spaces being located close to their associated dwellings. A small parking area of 28 spaces is proposed to the south of the proposed farm complex.

A secure communal bicycle store is also proposed.

2. Relevant Planning History

WA/2017/0984	Listed building consent for internal and external alterations to second floor of the East Wing of the seminary building including the insertion of 2 rooflights	GRANT 03/08/2017
WA/2010/0831	Internal and external alterations.	REFUSE 20/07/2010
WA/2010/0832	Application for Listed Building Consent for internal and external alterations.	LISTED BUILDING CONSENT REFUSED 20/07/2010
WA/2010/1304	Internal and external alterations (revision of WA/2010/0831).	GRANT 27/09/2010
WA/2010/1305	Application for Listed Building Consent for internal and external alterations.	LISTED BUILDING CONSENT GRANTED 27/09/2010
WA/2011/1547	Listed Building Consent for demolition of staircase hall partition and various alterations.	LISTED BUILDING CONSENT GRANTED 01/11/2011
WA/2010/0793	Application for Listed Building Consent for alterations to seminary building.	LISTED BUILDING CONSENT GRANTED

		13/07/2010
WA/1978/1057	Alterations and single storey extension to existing oil tank enclosure.	GRANT 01/08/1978
HM/R7859	Extension to Common Room.	GRANT 31/05/1955
HM/R3687	New cowhouse, dairy and alterations to existing farm building.	GRANT 24/03/49

3. Relevant Planning Constraints

Grade II Listed Building
Green Belt – outside any settlement boundary
AGLV (80 metres west of the AONB)
Ancient Woodland 500m Buffer Zone
Potentially Contaminated Land
Footpath 308
SGN intermediate, low and high pressure pipelines

4. Relevant Development Plan Policies and Guidance

Local Plan (Part 1) 2018: Strategic Policies and Sites, 2018 - Policies SP1, SP2, ST1, TD1, HA1, RE2, RE3, ALH1, AHN1, AHN3, CC1, CC4, NE1, NE2.

Local Plan (Part 2) 2013: Site Allocations and Development Management Policies – Policies DM1, DM2, DM3, DM4, DM5, DM6, DM7, DM8, DM9, DM11, DM14, DM20, DM25, DM35.

Other guidance:

- The National Planning Policy Framework 2021 (NPPF)
- The National Planning Practice Guidance 2014 (NPPG)
- Residential Extensions Supplementary Planning Document 2010 (SPD)
- Council's Parking Guidelines (2013)
- Surrey Vehicular and Cycle Parking Guidance (2018)
- Surrey Hills AONB Management Plan (2020-2025)
- Surrey Hills AONB Boundary Variation Project – Consultation Document (March 2023)
- Surrey Landscape Character Assessment (Waverley Borough (April 2015)
- The Affordable Housing Supplementary Planning Document (Updated 24 March 2023)
- Surrey Waste Local Plan (2020)
- Blackheath, Shamley Green and Wonersh Village Design Statement (2007)
- National Design Guide (2019)
- Climate Change and Sustainability Supplementary Planning Document (October 2022)

Section 66 of the Listed Building and Conservation Areas Act 1990 (as amended) places a duty on the local planning authority to have special regard to the desirability of preserving a Listed Building or its setting or any features of special architectural or historic interest which it possesses.

5. TOWN/PARISH COMMENTS

Wonersh Council	Parish	<p>No objection</p> <ul style="list-style-type: none"> • Raised concerns as to the lack of affordable housing in the development. They suggested that any approval to the application should be conditioned to ensure that suitable land and infrastructure within the curtilage was provided so as to allow the possible development of affordable housing by others. • Welcomed the content of the Transport Statement, which demonstrated consideration for access to and connectivity with and between the local villages for journeys by public transport and walking and cycling. They requested that the infrastructure associated with this be adopted by Surrey County Council, specifically that the routes to and through the seminary become a Public Right of Way and that the bus stops also be adopted by Surrey County Council and be of a design suited to this rural locale – typically of wooden construction. • The Committee particularly welcomed the developer’s commitment to provide s106 funding, as noted in paragraph 4.7 of the Transport Statement, to assist with the safety of the increased traffic flow along the B2128. • The Committee noted the consideration for generating energy from more sustainable sources and the consideration of the dark skies initiative being designed into the plan. • Noted that a number of trees required felling for the proposed development. They requested, as a condition, that any future planting response to this sought to fully compensate or indeed exceed the benefits offered by the trees lost from the seminary grounds and that such plans be considerate of the challenges in establishing younger trees.
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6. CONSULTEE COMMENTS

The Health and Safety Executive (HSE)	No objection The wider site boundary includes at least one major hazard site and/or major accident hazard pipeline. This lies to the east of the site of proposed works. Therefore, HSE does not advise on safety grounds, against the granting of planning permission in this case
SCC Rights of Way Officer	No objection, suggest public footpath improvements.
Thames Water	No objection on the basis that surface water will not be discharged to the public network. There are public sewers crossing or close to your development.
The Ramblers Society	No objection <ul style="list-style-type: none"> Identify benefits of permissive path linking footpaths FP 305 to FP 320. Request signage along Cranleigh Road to identify warn of pedestrians
Forestry Commission	Do not provide an opinion supporting or objecting to planning application. Direct towards guidance within NPPF relating to protection of woodland, tree retention and Biodiversity Net Gain.
Environmental Health (pollution)	No objection subject to conditions.
Southern Water	The site is not located within Southern Water's statutory area for water supply.
SCC Minerals and Waste Planning Authority (MWPA)	No objection. The proposal should include adequate facilities for waste storage and recycling. A condition is required for the submission of a waste management plan.
Natural England	No objection. The proposed development will not have significant adverse impacts on designated sites.
The Victorian Society	<ul style="list-style-type: none"> The demolition of ancillary buildings and the construction of extensions and new dwellings within the grounds are acceptable, being sensitively sited and appropriate in scale. Concern is raised with regards the alterations and subdivision of the internal spaces particularly the former refectory and library. Suggest these spaces to be retained as existing, either as community spaces or large, single rooms within residential units. In the former library some of the shelves, at least, should be retained. Wherever possible historic features such as doors and fireplaces are present these should be preserved. Support the installation of solar PV panels on the roof of the extensions and other less visible roofs, their

	<p>placement on the Lodge and Lower Lodge seems excessive and would harm the character of these buildings. Considering the amount of solar PV panels proposed across the rest of the site it is recommended that solar PV panels are omitted from the lodges.</p>
Surrey Hills AONB Advisor	<p>No objection</p> <p>The development has been contained within the site without spilling out into the surrounding landscape. I do not consider that the proposed development would harm the setting of the AONB. Nor do I consider that a permission would be likely to result in Natural England deleting the site here at the next stage of the Boundary Review, from the proposed extension to the Surrey Hills AONB.</p>
Historic England	<ul style="list-style-type: none"> • Acknowledge the challenges of converting this site to a new use and welcome the many positive aspects of this scheme. Residential use is likely to be the optimum viable use for the site, and we recognise that for the proposals to be viable some subdivision and loss of plan form and fabric would be necessary to secure this. However, the subdivision and adaptation to the library and refectory, two principal spaces of the seminary, are a concern and need to be justified. • Recommend PV panels are omitted from the lodges. • One carport in particular is located immediately to the west of the Chapel. We would recommend this is re-sited elsewhere to avoid disrupting views from the east towards the Chapel. • Recommend conditions to ensure safe storage of historic features such as doors by way of a detailed gazetteer.
Surrey Wildlife Trust	<p>17/11/2023</p> <p>Outstanding issues requiring information prior to determination</p> <p>03/01/2024</p> <p>No objection subject to conditions</p>
Lead Local Flood Authority	<p>13/12/2023</p> <p>Objection</p> <p>22/12/2023</p> <p>No objection. Conditions required to ensure SuDS scheme is properly implemented and maintained throughout lifetime of development.</p>
Environment Agency	<p>No objection subject to conditions.</p>

Surrey Authority	Highway	No objection subject to conditions and a S106 Agreement to ensure improvements made to Footpaths 305 and 320 and highway safety improvements and speed reduction measures in Wonersh Village.
County Archaeologist		No objection subject to conditions.

7. REPRESENTATIONS

None received

8. PLANNING CONSIDERATIONS:

9. Principle of development

The site was closed and sold by the Catholic Church in 2021 as its used as a seminary for the training of priests had ceased due to no candidates coming forward for training. A further principle is the retention of the listed asset that is of historic, architectural, social and cultural importance.

The main building was constructed specifically as a Seminary in 1890 and has been subject to later additions around 1900s and outbuildings in the early 1960s. The building became surplus to requirements as the number of students dropped overtime, from 90 to 9 students in 2019, with no intake for the following year.

Marketing was undertaken to seek a new owner compatible with the buildings current C2 use. This use includes care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.

The Marketing Strategy documents submitted detail the process which included 12 months of marketing (May 2021 until May 2022) and an initial offer from a school. This offer was withdrawn after 9 months and significant legal involvement as the cost of converting the property to facilitate the educational use was unviable.

Offers of interest thereafter only came from residential development parties and the Archdioceses of Southwark accepted and offer from .And Company.

The statement explains how the marketing exercise has been caried out is considered to be appropriate in scope and length to demonstrate that the site has been appropriately marketed with a preliminary aim of a continued C2 use.

The application proposes the conversation of the main Seminary building into residential units together with extensions to the Seminary that will create of new residential units within the Green Belt and outside of a defined settlement boundary.

The scheme also proposes the extension and refurbishment of 2 Lodge buildings and the creation of 9 dwellings within the extended and converted farm building.

Policy SP1 of the Local Plan (Part 1) 2018 states that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development.

Policy SP2 of the Local Plan (Part 1) 2018 sets out the spatial strategy for the Borough and is a key policy in seeking to ensure that the development that takes place in the Borough is sustainable. It seeks to focus development at the four main settlements and, to avoid major development on land of highest amenity and landscape value, and to safeguard the Green Belt.

Policy of DM35 of the Local Plan (Part 2) 2023 says the Council will support the conversion of non-residential buildings into small residential units as a means of increasing housing supply, provided it complies with other policies in the Plan. The Council will have particular regard to the impact of the development on neighbour amenity, heritage significance, parking space and provision of waste management.

Policy HA1 of the Local Plan (part 1) seeks to ensure that the significance of heritage assets are conserved or enhanced and retained Policy HE4 details that, in cases where proposals will affect a listed or a locally listed building or its setting, high design standards will be sought to ensure that the new development is appropriate and compatible in terms of siting, style, scale, density, height, massing, colour, materials, archaeological features and detailing.

Policy RE2 of the Local Plan (Part 1) 2018 outlines that the Green Belt will continue to be protected from inappropriate development. Inappropriate development will not be permitted unless very special circumstances can be demonstrated. Certain forms of development are considered to be appropriate, and will be permitted provided they do not conflict with the exceptions listed in paragraphs 149 and 150 of the NPPF as stated below:

Paragraph 154:

- a) buildings for agriculture and forestry;
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- e) limited infilling in villages;
- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and

g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would: – not have a greater impact on the openness of the Green Belt than the existing development; or – not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

Paragraph 155: provided they preserve its openness and do not conflict with the purposes of including land within the Green Belt:

- a) mineral extraction;
- b) engineering operations;
- c) local transport infrastructure which can demonstrate a requirement for a Green Belt location;
- d) the re-use of buildings provided that the buildings are of permanent and substantial construction;
- e) material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and
- f) development, including buildings, brought forward under a Community Right to Build Order or Neighbourhood Development Order.

Policy DM14 of the Local Plan (Part 2) sets out in greater detail how applications in the Green Belt are to be assessed with regards to the impact upon openness and proportionality and states that outside of settlements a percentage guideline is to be used the assessment of proposals.

The site lies outside of any settlement boundary within the Green Belt. The scheme involves the conversion of a large purpose built Seminary building which has come to the end of the use that it was built for .

The building is Grade II Listed and is in exceptional condition.

10. Green Belt

The provision of extensions and new buildings on the site should not cause harm to the Green Belt except in very special circumstances and should enhance or retain the significance of the heritage asset.

Paragraph 155(d) sets out that the re-use of buildings, provided that the buildings are of permanent and substantial construction and provided they preserve its openness and do not conflict with the purposes of including land within the Green Belt, are acceptable.

The site is contained within a legible and naturally screened site. The lawful use of the site is well established but has since ceased, but it must be taken into consideration that a C2 use could continue at the site.

The change of use to residential would lead to other development such as the creation of access roads and the need to provide additional parking on site, these elements are addressed in isolation below and cumulatively thereafter.

The extension of the seminary building to provide additional accommodation.

Paragraph 154(c) sets out that extension or alteration of a building is acceptable within the Green Belt provided that it does not result in disproportionate additions over and above the size of the original building. Disproportionate is not defined within the NPPF however Policy DM14 of the Local Plan (Part 2) relates to Extensions, alterations, replacement buildings and limited infilling in the Green Belt. For extensions outside of settlements floorspace by 40% or more over that of the original building will normally be considered to be disproportionate.

The extension to the seminary is formed of two linked extensions to the north of the existing building. Consideration has been given to whether the extensions would be classed as extensions or new buildings. In this regard, Officers are satisfied that the fact that the proposed new built form would be physically attached to the existing building and would provide a continuation of the (albeit proposed) residential use, would constitute an extension rather than a new building.

. The extensions measure at approximately 1780sqm externally whereas the seminary building has a floorspace of approximately 7702sqm which indicates extensions of approximately 23%. With regards to Local Plan (Part 2) Policy DM14, the built form of the extensions would integrate well with the existing seminary building and whilst large, do not appear visually dominant in the immediate context. The application proposes a building that would not be below 40% and therefore would not result in disproportionate additions over and above the size of the original building

The extension of the Lodge Buildings to form dwellings.

As set out above, proportionate additions are considered appropriate Green Belt development in accordance with Paragraph 154(c) of the NPPF.

Two lodges are located on the site, each at one of the existing access points along Cranleigh Road. These are currently C3 dwellinghouses. The proposal seeks extensions to both of the lodges. The planning history for both lodges indicates that the existing buildings on site should be used as the original floorspace for the purpose of Green Belt calculations, given that extensions were last approved in 1966.

The Lodge (western)

The proposals for the Lodge involve the replacement of the existing single-storey extension to the north of The Lodge, with a two-storey extension.

The proposed extensions represent a 19% increase over the original building and as such are proportionate additions when assessed against Paragraph 154(c) using the definition within DM14 .

Lower Lodge

The proposal for the Lower Lodge involves the replacement of an existing single-storey extension to the north. The proposals involve the replacement of this extension with a new two-storey extension with a gable which reflects the existing north-facing gable.

The increase in floorspace is confined to the ground floor with no accommodation included within the roof space, the percentage increase is 15% excluding floorspace within the roof. However, this is new built form and the roof space does add bulk and mass. Despite this, even if the floorspace within the roof was used the percentage increase would be 24% and as such are proportionate additions when assessed against Paragraph 154(c) using the definition within DM14.

The re-development of the farm buildings to the southeast of the main building.

This part of the scheme is somewhat more complex as it includes the retention of an existing farm building (which has some heritage value being the oldest building on the site pre-dating the Seminary) and the demolition of other more modern buildings.

The applicant has undertaken a structural assessment of the original farm building which confirms that the building is structurally sound and capable of conversion. The conversion or re-use of this building could be assessed under Paragraph 155(d) which supports the re-use of buildings provided that the buildings are of permanent and substantial construction. The re-use alone would not conflict with the NPPF. However, the re-use of this building forms only part of the re-development on this area and as such, Officers consider that assessing this element of the proposal under Paragraph 154 (g) to be more appropriate as the application also proposes new build form to create the dwellings.

The existing farm buildings in this cluster have a total floor area of 561sqm. Of this, 148.5 sqm will be retained, this is the old farm building. 416sqm will be demolished. The replacement building has a total floor area of 621.4sqm, which would be an increased floorarea of 10.6%.

Paragraph 154(g) states that the re-development is acceptable provided there is no greater impact upon the Green Belt. It is acknowledged that there is an increase in floor space, but regard is given to the fact that the retained building could be extended in a proportionate manner. This would likely result in a quantum of development in this area similar to that being proposed in terms of resultant built form

Through extensive pre-app advice the scale of proposed re-development of this area has been reduced. The proposed height of the new dwellings, does not exceed that of the existing buildings nor the retained farm building. The increase in floorspace is not significant and would not appear to be visually excessive in the context of the retained building. Whilst the built form is pushed slightly to the east, this is counterbalanced by the removal of the garages to the north of the site and the removal of the associated hardstanding.

Policy DM14(d) states that a number of factors, in addition to the scale and mass, are relevant when considering whether a development would preserve the openness of the Green belt. These include the likely activity generation and the extent of development on the site.

The proposed new buildings would accommodate 9 dwellings. 1 in the retained building and 8 additional dwellings formed of new built form following the demolition of the existing buildings and garages. These new dwellings would intensify the proposed residential use of the site by virtue of increasing activity on the site permanently and by increasing traffic generation.

In this regard, the applicants have set out that there is 'fallback' in that the existing lawful use of the site has the potential to produce a significant activity level at the site, including a significant increase in traffic generation.

Further, the scheme is comprehensive and includes the necessary essential needs for residential development including the provision of safe access. Providing additional dwellings in this area, which is considered previously developed land and which would not encroach into open countryside, would benefit from these other aspects of the scheme without significantly adding to the overall impact when taken in the context of the scheme as a whole.

Officers are satisfied that the redevelopment of the buildings would not generate a degree of activity that would significantly impact the openness of the Green belt and that this element of the scheme would preserve the openness of the Green Belt.

The provision of a new access and hardstanding for vehicle parking.

Paragraph 155(b) relates to engineering works, which are considered appropriate Green Belt development provided they do not conflict with the purpose of the Green Belt. In this case, the most relevant of these is *"to assist in safeguarding the countryside from encroachment"*. In this regard, the approach taken does seek to contain parking within areas of hardstanding already in situ and to utilise existing internal access roads. The exception to this would be the area of hardstanding to the right of the new access, however this is a central location and would not be considered to harmfully encroach into area of open countryside.

The new access road onto Cranleigh Road would fall within the exception above.

Car Ports, Bike Storage, Substation and other ancillary buildings.

The proposal includes 6 3-5 bay car ports, a bicycle storage building, a substation and several bin stores across the site. These are ancillary buildings and the proposal of these indicate a comprehensive approach to the overall design and a well-considered scheme. They are however new buildings within the Green Belt which do not fall within any of the exceptions within the NPPF. Therefore Very Special Circumstances will be required to outweigh the harm to the Green Belt and any other harm resulting from the proposal in accordance with paragraph 153 of the NPPF and Policy RE2 of the Local Plan (Part 1).

The car ports and ancillary buildings introduce built form where there is currently none. Therefore spatially they cause harm to the openness of the Green Belt. The site is largely enclosed on the whole and screened from longer views and from the Cranleigh Road to the south. Nonetheless the buildings would be visible from vantage points within and around the site and within views from the newly proposed permissive path and so have a visual impact upon the openness of the Green Belt.

The proposal is a complex scheme which seeks to find a new use of a listed building that has to secure the future of this building. To achieve this new residential use, ancillary buildings would be expected and necessary and cycle storage and bin stores would provide targeted areas for the provision of specific needs. The harm to the openness under these circumstances is balanced against the need to secure the future of this heritage asset through securing a viable alternative use.

Policy DM14 supporting paragraph 3.23 states that in this instance and where the outbuildings are designed to be clearly subordinate and not appear intrusive, that the Council will have regards to the need for these buildings, potentially, as very special circumstances.

Furthermore, in the within the context of this scheme, it is advantageous at this stage to include the ancillary buildings as part of the masterplan for the site. It ensures a harmonious scheme that minimises harm to the Listed Building and provides a comprehensive scheme that will meet the needs of future residents.

In addition to the above, the site is quite heavily treed. Car parking has been sensitively located, however some parking spaces are in close proximity to trees. The provision of sensitively placed car ports may reduce any negative impact of this and lessen the desire to undertake works to trees in the future.

Officers are satisfied there are very special circumstances that outweigh the harm to the Green Belt by way of inappropriate Green Belt development and the additional harm identified to the openness.

The proposal therefore, overall, is in accordance with Policy RE2 of the Local Plan (Part 1) 2018, section 13 of the NPPF and Policy DM14 of the Local Plan (Part 2) 2023..

11. Design

Policy TD1 of the Local Plan (Part 1) states “the Council will ensure that the character and amenity of the Borough are protected by requiring new development to be of a high quality and inclusive design that responds to the distinctive local character of the area in which it is located.”

Policy DM1 of the Local Plan (Part 2) states that development should not cause harm or damage to existing environmental assets and, and maximise opportunities to enhance such assets.

Policy DM4 of the Local Plan (Part 2) states that all new development will be expected to be of a high-quality design. Development should respond effectively to its surroundings, reinforcing local distinctiveness and landscape and historic townscape character. It sets the principles of good design.

The Seminary building

The proposal is to extend the seminary building to the rear of the existing buildings take the form of one larger rectangular 4 storey block adjoining the north western wing and one smaller rectangular 4 storey block adjoining the north eastern wing. The proposed scheme has been designed to preserve the principal views of the building from the south, by locating the proposed four-storey extensions to the main seminary building to the rear (north) elevation, and by designing the extensions so that their height is five metres lower than the height of the roof ridgeline of the main building. The proposed extensions would represent an increase in height, bulk, scale and massing. However, it is considered that the built form has been well designed so that it is balanced, and the visual impact of the increased height, bulk, scale and massing would be reduced by the stepping back of the third floor. On both extensions, the fourth storey is recessed and both feature flat roofs with PV atop.

The extensions do not exceed the height of the existing building and therefore do not seek to dominate the Seminary or the Chapel and sensitively located to the north of the Seminary and dug into the steeped bank, they would not be highly visible in the approach from the south.

The extensions have been designed in a contemporary manner such that there is clear definition of new built form but with cues taken from the architectural style of the existing building.

The angular form of the extensions would reflect the tall east “tower” of the existing seminary building. The repeating arch motifs would reflect the arched windows of the

existing building, and similarly the pattern and proportions of the fenestration would complement those of the existing building.

Traditional materials such as brick and stone are match the existing façade, ensuring visual continuity. However, these materials are given a modern interpretation through innovative design approaches. The design features red brickwork and oxidised copper for the lift shaft (which would reflect the red brickwork and oxidised copper in the main building), and metal-framed Crittal-style windows. There would also be decorative balustrading to the second floor terrace with magnolia motifs, referencing the magnolia trees in the grounds of the Site which were gifted by the Pope in c. 1895. By using materials that match the existing, while incorporating contemporary design elements, the extension successfully respects the architectural heritage while adding a touch of modernity. This approach creates a visually appealing and cohesive composition, blending old and new harmoniously.

The Farm Buildings

The farm buildings are arranged in a cluster to the south east of the main seminary building.

Existing modern buildings in the form of storage buildings and garages are to be demolished. These buildings are of no architectural merit and so their removal is not objected to. However, one of the farm buildings comprises some historic fabric which pre-dates the Seminary. This is to be retained on the site and renovated and this is supported by Officers as the building relates well to the open agricultural land beyond.

The proposed new buildings would be arranged in an informal way, loosely taking the form of a traditional farmstead. The new build elements of this complex, which would provide 9 dwellings, would be single storey. As such, the 'farm complex' would not compete with the hierarchy of the seminary. Traditional materials appropriately related to a farmstead including timber weatherboarding, red brick and clay tile roofs, would distinguish the building(s) as a separate entity from the seminary building.

Extensions to the Lodge and Lower Lodge

The proposals include proportionately scaled additions to both the lodges following the removal of unsympathetic 60's extensions which are of no architectural merit. The extensions to both lodges would be subordinate to the original buildings and materials would match those existing. Only glimpses of the Lower Lodge are likely from Cranleigh Road, but the proposal are acceptable visually nonetheless.

New access

The proposed new access would replace two substandard accesses to this site. The proposed access is located centrally between the two existing accesses along Cranleigh Road. This new access would come at the loss of some trees that line Cranleigh Road and the bank along the road will need regrading to allow access. A

new bus stop which is constructed of timber and would be appropriately designed to suit the rural location would be sited on the left hand side of the entrance. A condition will secure further detail of the access to ensure that it and any signage is not out of character with the rural location.

Landscaping and new ancillary buildings

New Ancillary structures (such as bin stores and bicycle sheds) would comprise red brickwork with flat green roofs. They have been incorporated within the landscaping scheme, so that they would be hidden behind trees and planting. The proposals include a comprehensive landscaping scheme, which would retain the sense of spaciousness and the verdancy of the site.

The scheme overall has responded well with the constraints of the site. The proposed development makes efficient use of the land without an overdevelopment of the site. The overall spaciousness of the site will be maintained and the rural character retained.

Visual Impact

The development is formed of several elements. Individually these are considered below in terms of the visual impact they may have. Cumulatively the character of the site will inevitably change and this is to be expected from a development of this scale. However, the site is a brownfield site, the current use has ceased and in order for the building to not stand vacant the optimum viable use should be supported to avoid the building and its ground falling into disrepair, which would also have a negative impact upon the character of the site.

The proposed development would be in accordance with Policy TD1 of the Local Plan (Part 1) and Policies DM4 and DM15(b) of the Local Plan (Part 2).

12. Heritage

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering applications which affect Listed Buildings, Local Planning Authorities must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Paragraphs 205, 206, 207 and 208 of the NPPF, 2023 are of particular relevance and are provided below:

Paragraph 205 of the NPPF, 2023 states “when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”

Paragraph 206 of the NPPF, 2023 states: “any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) Grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) Assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.”

Paragraph 207 of the NPPF, 2023 states: “where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, Local Planning Authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) The nature of the heritage asset prevents all reasonable uses of the site; and
- b) No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) Conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) The harm or loss is outweighed by the benefit of bringing the site back into use.”

Paragraph 208 of the NPPF, 2023 states: “Where a development will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.” The National Planning Practice Guidance (NPPG) provides guidance under the Section titled “Conserving and Enhancing the Historic Environment”. Whilst not a policy document, it does provide further general advice to policies in the NPPF.

Following on from the decision of the High Court in Barnwell Manor Wind Energy, the Decision Maker should give considerable importance and weight to the setting of the Listed Building. If the harm is found to be less than substantial, it does not follow that the Section 66 duty can be ignored, although this would lessen the strength of the presumption against the grant of planning permission.

Pursuant to the decision of the Court of Appeal in Forge Field Society, the finding of harm to the setting of a Listed Building or a Conservation Area gives rise to a strong presumption against planning permission being granted. If harm is identified then the decision maker should acknowledge that there is a presumption against permission.

The application of the statutory duties within Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 combined with the guidance contained

in the NPPF means that when harm is identified, whether that be less than substantial or substantial harm, it must be given considerable importance and weight.

Policy HA1 of the Local Plan (Part 1) 2018 outlines that the Council will ensure that the significance of heritage assets are conserved or enhanced to ensure the continued protection and enjoyment of the historic environment. Policy DM20 of the Local Plan (Part 2) 2023 states that proposals which would cause less than substantial harm to the significance of the heritage asset will be considered against the other public benefits to be gained. The Council will give great weight to the desirability of preserving the building, its setting or any features of special architectural or historic interest.

The proposal seeks the reuse of St Johns Seminary, with extensions to the Grade II Listed Building and curtilage Listed Buildings to support the new residential development the application also proposes the erection of car ports and cycle storage, a new access together with the . conversion and extension of the existing farm buildings to form 9 dwellings.

St John's Seminary is a large late 19th century building in the Dutch/Jacobean style, designed by F. A. Walters for the Catholic Church for its use as the focal point of training of priests in the Archdiocese of Southwark. It has subsequently been subject to some alteration and extensions in the 20th century, but it substantially retains its plan form, principal interior spaces and historic features, which tell us about how the seminary functioned, and how its occupants lived and worked in the building. It continued to be used for its original purpose until its closure in 2021. F. A. Walters was a prominent figure in late 19th and early 20th century Catholic church building, particularly within the Southwark diocese. Its associated curtilage listed structures include the laundry and two lodges.

The farm building dates to before the development of the site as a seminary, having been part of the former Lotisford Farm. It is therefore not curtilage listed but it illustrates the history of the site.

The application has been submitted with a Design and Access Statement and a Heritage Statement both explain the rationale behind the submitted scheme and assess the impact on the heritage asset. .

This summarises the significance of the site as:

“deriving from its medium to high architectural interest, by virtue of its external elevations in red brickwork (including decorative gauged brickwork) designed by F. A. Walters in a neo-Jacobean/Flemish idiom – and in particular, its more decorative front 35 (south) elevations. It is considered that the internal planform and remaining internal architectural features also have considerable architectural and historic interest, providing evidence of the day-to-day life of one of England's few Roman Catholic seminaries, during the 20th century.” With which Officers agree.

Assessment of the impact to the heritage assets

Extensions

The proposed scheme includes demolition of several extensions and buildings which are all of a later date and are not considered to contribute to the significance of the listed building. The proposed extensions, although large are located at the rear of the building and would not dominate. The proposed design is a contemporary interpretation that will complement the existing building. The materials and details are important to ensure that the high-quality design carries through to the construction and the details of these will be secured through conditions. As, such, no harm is identified resulting from the extensions to the Seminary Building.

Conversion of the Seminary

The conversion of the seminary building involves some external alterations. It is recognised that the conversion will require some subdivision and loss of plan form and fabric, in the main, this has been dealt with sensitively with a minimal amount of subdivision proposed. On the third floor of the central section the timber panelling of the dormitory has previously been lost, apart from one small section on the eastern end. This is an important part of the significance, and it still clearly demonstrates the hierarchy. The proposal does involve the loss of a small proportion of this panelling to enable an appreciation of the plan form. The building has a number of large principal spaces of which the chapel and ambulatory are proposed to be retained as open, communal spaces. However, the library and refectory are proposed to be from spaces within privately owned dwellings.

The library will remain as an open double height space, and following amendments to the internal works, it will retain all its decorative pillars and some of the bookcases. The refectory will be subdivided but all the decorative pillars will be now retained.

On the elevation addressing the courtyard to the north of the seminary, some of the window cills would be lowered to provide door openings. In places modern fenestration additions will be removed which would result in visual enhancement.

Justification has also been provided by the applicant for why the loss of these spaces as communal areas is necessary, this includes information relating to the overall viability of the scheme. The library forms part of dwelling H3 at 256 sqm (2775 sq. ft) and the refectory would be located within dwelling H4 at 461sqm (4962 sq. ft). If these spaces were to be reallocated to communal space both dwellings would be significantly smaller and the overall scheme would need to cross subsidize the additional communal space. The overall reduction of sales value resulting from this change would challenge the viability of the scheme. Further it would incur a further loss of revenue from the future management change such that revenue would need to be found in commercial rent of these spaces.

Whilst the amendments and justification provided has lessened the harm arising from the proposal, less than substantial harm is identified and is considered to be moderate on the spectrum.

Chapel Alterations

The Chapel will stay as a predominantly open, communal space. The existing 1960s extension at the west end of the chapel will be screened off to create a spa area. The jacuzzi and pool will be raised off ground. All these alterations are reversible giving it adaptability for the future. It is recognised that the loss of The Chapel will alter the sense of space however retaining the Chapel as part of the residential scheme would not be viable. No harm is identified subject to conditions securing the provision of more detail such as materials, finer detailed drawings.

Lodge Extensions

Both lodge buildings are proposed to be independent dwellings with extensions which would not dominate the building's form, the design is considered appropriate and no harm is identified.

The renovation of the farm building, and the construction of single-storey buildings following demolition of modern buildings

The proposed courtyard of housing has been designed to reflect the former farmstead with the existing farm building retained and no harm is identified subject to conditions.

Formation of a new access, including the closure of the existing accesses

Whilst not including any loss of historic fabric, the new access will result in the former accesses being surplus to requirements. Each existing access will be blocked by ornate bollards. The formation of a new access will result in the lodge building's intended use not being immediately appreciable and for this reason, less than substantial harm is identified which is considered to be on the lower end of the spectrum.

Car Ports, bin stores and other ancillary buildings

The proposed change of use requires more parking (including car ports), bin stores, private amenity space and solar panels. This has been designed sensitively to minimise the harm as much as possible, with none of the grounds at the front of the building subdivided or visually affected. Parking is scattered across the site rather than creating large parking areas and car ports and bin stores, the bike store and solar panels do not feature within main principal views. Less than substantial harm identified which is considered to be on the lower end of the spectrum.

Conclusion on the harm to the heritage assets

The proposals would cause less than substantial harm to the heritage significance of St Johns Seminary. This arises through both direct and indirect impacts. The direct impact results from the conversion of the Seminary building and the loss of internal fabric and plan form which contributes to the understanding and appreciation of the architectural and historic interest of the building as a Seminary.

Indirect impacts upon the contribution made by the setting to the significance of the seminary and the ability to appreciate that significance derive from the harm caused as a result of the new ancillary buildings as these introduce new built form onto the site resulting in visual clutter where currently there is none. In addition, the new access causes harm as it disrupts the narrative that the two lodges play as 'gate-houses' to the Seminary grounds.

In accordance with Paragraph 205, great weight is afforded to the harm identified.

Paragraph 208 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

The principle of the proposed conversion and re-use of this building for residential purposes has been accepted and is based on the marketing evidence submitted by the applicant. As such officers have concluded that the optimum viable use for the building is residential. Historic England share this view.

The public benefits that the development may achieve need to be considered as part of the assessment of the application in accordance with paragraph 208 of the NPPF, 2023, along with the contents of the 1990 Act (as amended). It is therefore necessary to consider the public benefits that the development may achieve balanced against the over-development of the site. These include:

- The preservation of the building's historical and cultural significance.
- Providing much needed housing to meet the deficit in Waverley's 5-year Housing Land Supply (HLS).
- The provision of a permissive path through the site that would provide greater connectivity and safe access between Wonersh village and surrounds to the public.
- Improvements to Footpaths 305 and 320 and highway safety improvements and speed reduction measures in Wonersh Village.
- Creating construction jobs.
- Creating new sources of employment and economic activity at the site.

Of the above, the preservation of the building's significance and the provision of housing to would attract substantial weight, the provision of the permissive path

attracts limited to moderate weight, given the nature of the path and the above referenced improvements also attract moderate weight. The economic benefits of creating jobs and employment are afforded moderate weight.

In conclusion, the public benefits of the proposed development sufficiently outweigh the harm caused to the significance of St Johns Seminary as a Grade II Listed Building.

As such, the proposal complies with Policy HA1 of the Local Plan (Part 1) 2018, Policy DM20 of the Local Plan (Part 2) 2023, Section 16 of the NPPF 2023 and Section 66 Planning (Listed Buildings and Conservation Areas) Act, 1990.

13. Housing Supply

The Council published its latest Five-Year Housing Land Supply Position Statement, with a base date of 1st April 2023 on 4th October 2023. The Council calculates it currently has a 3.89 year supply of housing land. As the Council cannot currently demonstrate a 5-year supply, the Council accepts that the 'tilted balance' at paragraph 11(d) of the NPPF, 2023 is engaged and the development plan policies most important in the determination of the application must be considered out-of-date. Permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed or the adverse impacts would significantly and demonstrably outweigh the benefits.

In regards to the above it is noted that the policies referred to above relate to, amongst others, land designated as Green Belt and designated heritage assets, which apply to this site.

From February 2023 the Council has been subject to the Standard Method for housing need which will potentially affect the Council's annual housing requirement.

Paragraph 11(c) of the NPPF, 2023 advises the approval of development proposals that accord with an up-to-date development plan without delay.

17. Landscape Impacts

Paragraph 180 of the NPPF 2023 states that development should contribute to and enhance the natural and local environment recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services.

The site is located within an Area of Great Landscape Value (AGLV) wherein Policy RE3 of the Local Plan (Part 1) states that development should serve to conserve or

enhance the distinctive character of the landscape in which it is located, commensurate with its designation as a local landscape designation.

The site is also identified as being within an Evaluation Area being considered for inclusion within the AONB as part of the Surrey Hills Boundary Review. At present the boundary of the Surrey Hills AONB lies approximately 80m to the east of the application site.

The proposal to provide residential dwellings within the envelope of the former seminary building has minimal impact apart from the parking necessary to facilitate this change of use. The extensions to the main dwelling are situated to the rear, where there is a significant rise in land levels. The proposal includes a notable amount of earth moving in order to remove part of the bank. The extension would then abut higher ground immediately to the north which continues to rise, the extensions would not exceed the height of the existing seminary buildings and are appropriate in siting, scale and height to ensure they are not prominent in the landscape.

The re-development of the farm buildings and extensions to the lodges are appropriately scaled and do not spread development into open undeveloped land. They are also sited on lower land and would not be visible from the AONB.

Given the proximity to the Surrey Hills AONB and the scale of development the AONB Advisor has been consulted. His views are similar to those of Officers, and he considers the proposals to be well considered. He raises the car parking as a regrettable consequence of the level of development but considers the proposed parking to be sensitively located within the site. He concludes that the proposal would not harm the setting of the AONB nor does he think that the granting of this permission would be likely to result in Natural England deleting the site here at the next stage of the Boundary Review, from the proposed extension to the Surrey Hills AONB

The proposed development would be in accordance with Policy RE3 of the Local Plan (Part 1) 2018 and Policy DM15(b) of the Local Plan (Part 2) 2023.

18. Housing Mix

The NPPF, 2023 states that a local housing needs assessment should be made to determine the amount, type, size and tenure of housing needed and reflected in policy.

Policy AHN3 of the Local Plan (Part 1) 2018 sets out that proposals will be required to make provision for an appropriate range of different types and sizes of housing to meet the needs of the community, reflecting the most up-to-date evidence in the West Surrey Strategic Housing Market Assessment (SHMA), 2015.

The SHMA 2015 sets out the likely profile of household types in the housing market area; and the SHMA 2015 provides the following information with regards to the indicative requirements for different dwelling sizes.

Unit Type	1 bed	2 bed	3 bed	4+ bed
Market	10%	30%	40%	20%
Affordable	40%	30%	25%	5%

The applicant's proposed housing mix would comprise:

Unit Type	1 bed	2 bed	3 bed	4+ bed
Market	5	17	16	14
Market %	9.6%	32.7%	30.7%	26.9%
Affordable	0	0	0	0

The proposed mix is broadly in line with the SHMA although it is noted that here is an over provision of 4+ bed units. This is justified throughout the planning statement on the basis that the development is led by certain restraints posed from the Listed Building. As, such the units contained within the existing Seminary tend to be larger units in order to preserve heritage features and retain the hierarchy of internal spaces.

The application provides for a wide range of house-types ranging from 1, 2 and 3 bed houses arranged over a single storey within the farm building complex to 1, 2, 3 and 4 bed flats to 2, 3, 4 and 5 bed houses arranged over several storeys.

19. Affordable Housing

Policy AHN1 of the Local Plan (Part 1) 2018 states that the Council will require a minimum provision of 30% affordable housing on all housing development sites which meet the required criteria.

The affordable housing requirement, as set out in Policy AHN1 of the Local Plan (Part 1) 2018, is 30% affordable housing on qualifying sites, which on this site (two of the 52 dwellings with the proposed scheme are existing; the Lodge and the Lower Lodge) would equate to 15 dwellings.

Where a development can not deliver the level of affordable housing set out in policy is open to them to submit a viability assessment to demonstrate why a policy compliant scheme can not be delivered. The applicant has submitted a financial viability assessment (FVA) with the application, carried out by Redloft. This assessment concluded that, whilst not automatically designed out of the scheme, no affordable housing could viably be provided on this site. The appraisal summarised that the residual profit of £1,507,703 or 2.87% would be generated from the scheme against a benchmark profit of 20% the report concluded that it would not be viable to delvier any affordable housing within the project.

This viability submission was subject to independent verification and scrutiny by a separate independent consultant of the Council's choosing, at the applicant's expense. In this case, the viability submission was independently assessed by Adams Integra.

The initial review of the applicant's FVA concluded that 9 units could be provided on site. These being the 9 units that were identified by the applicants and located within the new 'farm buildings'. The report by Adams Integra disputed some of the figures within the FVA, namely the build costs and also identified that figures/costs allowing for refurbishment and site unknowns to be excessively high. Also disputed were the sales values of the proposed new dwellings and Adams Integra stated additionally that there was no justification or breakdown of professional fees.

Following discussions with officers a further report was submitted by the applicant and Redloft provided a supplementary report setting out that the assumptions and costs within the original FVA were justified. Additional information also submitted includes:

- A full breakdown of professional fees.
- Detailed build cost which it is argued is more precise than the BCIS average that Adams Integra have adopted. This is supported by construction tender returns attached at Appendix 1.
- Information relating to Sales Costs. It is stated that:
 - Strutt & parker have informed the applicant that they believe prices have reduced by approximately 10% since their initial appraisal due to market conditions.
 - The majority of the units are oversized.
 - The units at St John's have limited private outside space or no private outside space.
 - The examples given by Adams Integra are not comparable and sets out reasons for this view.

Adams Integra were consulted again following receipt of the above information. The final report from Adams Integra dated December 2023 concluded that, in light of the additional information the scheme would not be able to support either an on-site or an off-site affordable housing provision without further reducing the overall viability of the scheme.

The nature of the development raises some uncertainty with regard build costs and sales values. With this in mind an the applicant has agreed to a clause within the legal agreement to enable reassessment of the viability at a later stage in the project. This clause could ensure that, once the private market units have been sold, if the developer's profit turns out to be higher than that forecast in the Redloft financial viability submission, an off-site affordable housing contribution can be required, in line with the Affordable Housing SPD Update 2023 paras 98-99. An alterative would

be for a reassessment earlier in the project, the exact trigger for reassessment will be negotiated through the Section 106 drafting between planning officers and the applicant.

As such, subject to the signing of the S106 Agreement, the proposed development complies with Policies AHN1 and AHN3 of the Local Plan (Part 1) 2018 and the NPPF 2023.

20. Standard of Accommodation

Policy TD1 of the Local Plan (Part 1) 2018 seeks to maximise the opportunity to improve the quality of life, health and well-being of current and future residents through the provision of appropriate private, communal and public amenity space, appropriate internal space standards for new dwellings, on site play-space provision, appropriate facilities for the storage of waste and private clothes drying facilities. Policy DM5 of the Local Plan (Part 2) 2023 says developments should meet, as a minimum, the DCLG's Technical Housing Standards – Nationally Described Space Standard (and/or subsequent revisions to this standard).

Paragraph 134 of the submitted planning statement sets out the internal space for all units on the site. The majority of the units within the Seminary proposal are oversized and it is noted that there is no minimal size for a 5-bedroom dwelling. Officers are content thought the internal space provided in the 5 bed units exceeds what would be considered adequate.

All other units meet or exceed the minimum space standards.

In addition, external space is provided for all units. In some circumstances this is met by a private external amenity area or garden where the dwelling has access to the ground floor. These are not large at a depth of 7-9m in most cases, but they are in addition to large areas of communal space that exceed the minimum set out in Policy DM5 (20sqm of communal space per dwelling). Other units have external space in the form of roof terraces or balconies which are suitably located and meet the required depth of 1.5m and width of 2m set out in Policy DM5.

In most cases the gardens provided to dwellings are private and defensible, where dwellings have both a front and rear garden. Whilst there is a close relationship between some dwellings it is not considered that, given the nature of the conversion, that this is a significant concern and the magnitude of overlooking is not worse than that seen amongst most terraced/ semi-detached dwellings or other examples of flatted developments.

It is noted that the smallest unit (Farm building 006 at 40sqm) on the site has the largest usable private garden at 180 sqm.

Policy AHN3 of Local Plan (Part 1) states that “*the Council will require the provision on new developments to meet building regulations M4 (2); accessible and adaptable dwellings to meet the needs of older people and those with disabilities*”.

In this regard, the scheme has been designed with consideration given to disabled access including existing buildings being adapted to provide level access where possible. Although new houses generally comprise stepped access, side entrances are proposed as level accesses.

The proposal includes the provision of bin stores to serve the dwellings. Whilst these are shown, it is considered that further detail in relation to their material and appearance would be required to be submitted by means of condition on any grant of permission. A swept path analysis plans have been submitted to demonstrate that refuse vehicles could be accommodated within the proposed site layout, and it is acceptable.

As such, the proposed development complies with Policies TD1 and AHN3 of the Local Plan (Part 1) 2018 and Policy DM5 of the Local Plan (Part 2) 2023, in terms of standards of accommodation.

21. Living Conditions for future occupiers

The NPPF identifies that within the overarching roles that the planning system ought to play, a set of core land use planning principles should underpin both plan-making and decision making. These 12 principles include that planning should seek to secure a good standard of amenity for all existing and future occupants of land and buildings. Policy DM5 of the Local Plan (Part 2) states that development should avoid harm to the amenity of future and existing occupants of nearby land, buildings and residences including by way of overlooking, loss of daylight or sunlight, or overbearing appearance.

All dwellings except 2 in the seminary building and the proposed extensions would have a separation distance between facing windows over 21m. The only example where this is not the case is the facing elevations of dwellings H4 and H6. In this case the external windows cannot be altered due to the heritage harm that would arise, the internal layout has been arranged so that the windows on the western elevation of dwelling H4 serve only circulation space/ corridors. These windows are not annotated as obscure glazed and it is Officer opinion that, whilst some fleeting views would be available, that as they do not serve habitable rooms, they should not be required to be obscure glazed.

The farm building complex has been designed to emulate a farmyard in plan and as such is formed around a central courtyard. Nonetheless a 21m separation distance between facing windows is provided and this accord with the guidance within the residential extensions SPD and therefore seen as a reasonable measure to be used for this proposal.

No concern is raised with regards to impact upon or from the lodge dwellings as they are well separated from other residential dwellings on the site and beyond.

The proposed development would not result in harm to the residential amenity of neighbouring properties in accordance with Policy TD1 of the Local Plan Part 1 2018, Policy DM5 of the Local Plan (Part 2).

22. Public and Amenity Space

On promoting healthy communities, the NPPF sets out that the planning policies and decisions should aim to achieve places which promote safe and accessible developments, with high quality public space which encourages the active and continual use of public areas. These should include high quality open spaces and opportunities for sport and recreation which can make an important contribution to the health and well-being of communities.

Policy LRC1 of the Local Plan (Part 1) 2018 states that proposals for new residential development will be expected to make provision for play space in accordance with the Fields in Trust standard. For the size of the development, the Fields in Trust standard expects a Local Area for Play (LAP) and a Local Equipped Area of Play (LEAP) to be provided.

The proposed development includes one LAPs and one LEAP, both of which would incorporate timber play equipment and they would offer the community recreational opportunity. They are located close together, both in the north western part of the site and described as a woodland play area. They would be visible from dwellinghouses within the development and an element of natural surveillance will be provided by the proximity to the permissive path running through the development.

In addition to the recreational play spaces, a tennis court is proposed to the north of the site.

Provision has also been made for general amenity space for future occupiers within and around the edges of the site incorporating orienteering points and rest areas. The maintenance of the public open spaces and the play areas on the site would be covered in a Section 106 Agreement.

The submission of additional details pertaining to the playspaces will be secured via condition. This will ensure that equipment will be provided that will be accessible to all users. The provision of seating to enhance surveillance opportunities will also be required.

The proposed on-site provision of play space, comprising one LEAP and one LAP is considered to be acceptable. As such, subject to condition and a S106 Agreement,

the proposed development complies with Policy LRC1 of the Local Plan (Part 1) 2018, the NPPF, 2023 and the Fields in Trust standard.

23. Highways and Parking

Policy ST1 of the Local Plan (Part 1) 2018 states that development schemes should be located where it is accessible by forms of travel other than by private car; should make necessary contributions to the improvement of existing and provision of new transport schemes and include measures to encourage non-car use. Development proposals should be consistent with the Surrey Local Transport Plan and objectives and actions within the Air Quality Action Plan. Provision for car parking should be incorporated into proposals and new and improved means of public access should be encouraged.

The application has been submitted with a Transport Statement produced by Highway Planning Ltd, May 2023. The Transport Statement identifies that the accessibility of the site is very poor having no pedestrian routes that link with services in Wonersh or elsewhere and whilst there is a bus service that passes the site, there are no scheduled stops or bus stops for waiting.

The existing accesses are also recognised as dangerous.

The Transport Statement goes on to present a number of opportunities to enhance the safety of the site and improve connectivity. These include:

- The provision of formal bus stops at the site access road junction and opposite the existing eastern access. These stops will include sections of footway, bus shelters with timetable information and seating. The additional ridership from the development and the enhanced facilities will enable the bus operator to include the “St Johns” stops within the timetable.
- The provision of a permissive path through the site that will link footpaths FP308 & 320 to FP305 and then on to Barnett Lane. The permissive path will be constructed as a footway/cycleway. The section of FP305 between the site boundary and Barnett Lane will be improved and upgraded by Surrey County Council with funding from the development to ensure that a cycleway link between the site and Barnett Lane can be completed.
- The replacement of the existing dangerous accesses into the site with a single high quality access road junction will improve road safety.
- Funding via a S106 agreement to assist the highway authority, following consultation with the parish council and residents, to deliver a scheme of highway safety improvements.

The Transport Statement also illustrates that the internal road layout within the site is appropriate and can facilitate the accessing of the site by refuse trucks and larger vehicles. It is also demonstrated that an appropriate level of parking is provided

within the site in accordance with the requirements of the Councils Parking Standards.

The Highway Authority has reviewed the submitted information and is satisfied that the proposed package of transport mitigation measures does improve accessibility to the site by non-car modes of travel and that the proposed access and movement strategy for the development would enable safe and suitable access to the site for all users. The Highway Authority is satisfied that the assessment undertaken by the applicant is robust and the parameters on which the transport statement is based are acceptable. The applicant has agreed to provide an extensive package of mitigation measures that directly mitigates the impact of traffic generated by their development.

The Highway Authority is satisfied, subject to a S106 contribution of £235,000 to be paid to the County prior to first occupation towards the following:

- Improvements to the surface and width of Public Footpath No. 305 between Barnett Lane and the application site.
- Improvements to the surface of Public Footpath No. 320 between Norley Lane and The Water Mill.
- Wonersh village highway safety improvements and speed reduction measures that the proposed development will not have a severe residual cumulative impact on the local road network.

The County has confirmed the required S106 contribution addresses both the need to mitigate the impact of the proposed development on the highway network and to ensure opportunities are taken up to maximise the opportunities to access the site and the surrounding area by non-car modes of travel.

The CHA considers the package of financial contributions meets the relevant tests for financial contributions as follows:

- (i) necessary to make the proposed development acceptable in planning terms - The proposed development will increase the travel demand on the local highway network. The required contributions seek to mitigate this impact and secure improvements to safety on the local highway network and to maximise opportunities to promote active travel and sustainable forms of transport.
- (ii) directly related to the proposed development - The contribution is required to provide improvements within the vicinity of the application site and on areas of the highway network that would be regularly used by occupants of the proposed development when accessing local facilities in the area.
- (iii) fairly and reasonably related in scale and kind to the proposed development - The scale of contribution is considered fair and reasonable given the scale and nature of the development

Notwithstanding the County's view that the contribution meets the CIL Regulation test as set out above officer consider that there needs to be clearly identified projects to deliver that will address Wonersh village highway safety issues and speed reduction

measures resulting from this development and these will need to be agreed between the three Council's a detailed in the Section 106 Agreement to meet the tests and secure deliver.

As such, the proposed development would be in accordance with Policy ST1 of the Local Plan (Part 1) 2018, Policy DM9 of the Local Plan (Part 2), the Council's Parking Guidelines (2013) and the NPPF, 2023.

24. Impact on Trees

Policy NE2 of the Local Plan (Part 1) 2018 and Policy DM11 of the Local Plan (Part 2) 2023 state that the Council will seek, where appropriate, to maintain and enhance existing trees, woodland and hedgerows within the Borough.. Policy DM11 of the Local Plan (Part 2) supports the aims of the NPPF stating that the Council will protect significant trees and groups of trees and hedgerows through planning control.

The application is submitted with a suite of Tree Surveys, Arboricultural Impact Assessments and Landscape Plans.

There are no trees on site protected by TPO's. The site is not within a conservation Area. The ancient woodland areas are located a significant distance from the proposed development site, well beyond the 15m buffer so will be unaffected by any construction activities within the site.

A total of ten trees categorised as B, 29 trees, four groups, seven partial groups, two hedgerows and one partial hedgerow categorised as C and eight trees categorised as U require removal to facilitate the proposals. The landscape masterplan includes extensive tree planting amongst other soft landscaping to provide replacements for trees to be removed and maintain the verdant character of the site.

The new access would result in the loss of some trees along the southern boundary and the regrading of the bank to provide adequate visibility splays. Whilst the removal of trees is regrettable, the balance of providing a safe access versus the loss of approximately 8 trees, one which has been identified by the Tree Officer as in decline and , is considered to weigh in favour of the new access.

Within the main site trees and hedging are proposed for removal to facilitate the development. Of significance is the partial removal of H24 and full removal of H169, replacement planting will be secure with the replacement of equal or greater lengths of native hedgerow in the completed development through condition.

The Council's Tree Officer has advised that a condition be applied to any permission to secure the specification of the retaining wall to be constructed at the rear of the proposed extensions. This is to ensure that the wall will withstand the potential issues that may arise from the trees on the higher ground to the north and are not subsequently felled in the event of avoidable damage to the structure.

At present a willow tree is located at the front of the Seminary building. The tree is a natural feature that is visually appealing but it obscures views of the dramatic façade of the Seminary building. Whilst it is evident that a tree has been in place here historically but that the Willow is not the original tree. The proposal includes the removal of the willow to be replaced with a water feature. This has the benefit of enhancing the visibility of the principle elevation and therefore is supported. Overall, Officers are satisfied that the landscaping scheme proposes promotes an acceptable level of replacement trees within the site and the overall landscape masterplan would retain the verdant character of the site and provide an attractive setting for the development.

As such, the proposed development complies with Policy NE2 of the Local Plan (Part 1), Policy DM11 of the Local Plan (Part 2) and the NPPF, 2023.

25. Flooding and Drainage

Paragraph 169 of the NPPF, 2023 states that major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate..

The application was submitted with a Flood Risk Assessment produced by CEP (June 2023, revision 1.2, document reference: 23736) and a Surface Water Drainage Summary Pro-forma (plus appendices) also produced by CEP, June 2023 which indicates, from site-specific infiltration testing in accordance with BRE Design 365, the site to be on silty, sandy, clayey soil with unsuitable permeability to accommodate an infiltration drainage system. The proposal is therefore to discharge surface water to the watercourse on the southeast boundary of the site at a restricted rate mimicking greenfield runoff for the new development and part of the existing building, thereby providing betterment on the existing situation. Foul drainage will reuse the existing onsite connections to the public sewer located on the southeast corner of the site.

The Lead Local Flood Authority (LLFA) initially raised an objection as they weren't satisfied that a surface water discharge rate of 2litres/sec was a practicable minimum discharge rate, nor were they satisfied that they development offered the opportunity to utilise a range of sustainable surface water management techniques.

Following a detailed response by CEP, dated 15th December 2023, setting out specific matters raised within the initial LLFA response, including that a drainage strategy has been provided that demonstrates it is feasible on this site to deliver a suitable sustainable drainage system and that multifunctional benefits appropriate for this Grade II listed building can be provided at the detail design stage, The Lead Local Flood Authority removed their objection subject to appropriately worded

conditions being attached to any planning permission to ensure that the SuDS Scheme is properly implemented and maintained throughout the lifetime of the development.

As such, subject to conditions, the proposed development complies with Policy CC4 of the Local Plan (Part 1) 2018 and the NPPF, 2023.

27. Water Contamination

The setting and history of the area of the development site presents a risk of contamination that could be mobilised during construction to pollute controlled waters. Controlled waters are particularly sensitive in this location because the proposed development site is located upon a principal aquifer and located in an area of reported shallow groundwater.

The application documents demonstrate that it will be possible to manage the risks posed to controlled waters by this development. However, the Environment Agency have requested that further detailed information be provided before built development is undertaken. In this regard, six conditions have been provided and subject to the inclusion of these conditions, no objection is raised. Without the conditions the Environment would not support the scheme because it could not be guaranteed that the development will not cause unacceptable risk to the environment and be put at unacceptable risk from, or be adversely affected by, unacceptable levels of water pollution.

Subject to conditions, the application would not cause a deterioration to the environment by virtue of potential pollution of or water and would comply with Policy DM1(b) of the Local Plan (Part 2).

28. Ground Contamination

Policy DM1 of the Local Plan (Part 2) 2023 states that in areas where contamination is known or likely to be found, be subject to a desk-based assessment of the likelihood and extent of land contamination, followed by an intrusive investigation where appropriate, together with the provision of any appropriate remediation measures.

Key potentially contaminative former land uses in the vicinity of the proposed development are noted:

- Former situation of a Gasometer (country house gasworks) at Upper Lodge, immediately west of the main seminary grounds.
- Burial ground immediately north of the seminary, noted present on historical maps from at least 1891 through to present.
- Former leather/tanning works at Upper Lostiford House, approximately 150m south east of the seminary grounds.

The Upper Lodge site was flagged by WBC Environmental Health department in 2018 as a high priority for assessment under Part IIA of the Environmental Protection Act 1990 and was eventually assessed and remediated via the planning process with completion in 2021. This is now considered very unlikely to pose as an off-site contamination risk to the proposed development.

This burial ground is considered unlikely to pose a significant risk to the proposed development given its age, extent and apparent lack of expansion. It is noted that no development is proposed to overlap or occupy lands immediately adjacent to the burial ground and a number of archaeological protection measures are to be put in place as per the Construction Environmental Management Plan (CEMP).

The former leather/tanning works are judged to have been last present in the 1800s and are not considered to pose a significant risk to the proposed development.

In areas in the east of the proposed development, an old farm building complex and a row of garages, with associated hardstanding, are to be partially demolished and redeveloped into private housing with private and communal soft landscaping / gardens. This area may present the most prominent risk from potential contamination.

The proposed development introduces both private and communal residential land-uses to the site. The former will come with private gardens and represents introduction of the most sensitive proposed land use. The latter will be associated with communal amenity soft landscaping and will be considered slightly less sensitive end usage.

The Construction Environmental Management Plan (CEMP) submitted with the planning application erroneously states that a geotechnical investigation will be undertaken prior to construction. Consultation with the applicant's Planning Consultants (Future Planning and Development) confirmed none such investigation has been pre-arranged.

Conditions are recommended due to the potentially contaminative activities reported in the area and the introduction of residential use to the site. Investigation and assessment should focus on the new areas of private and communal soft landscaping (gardens / amenity) as these will form the most sensitive new areas of land usage with respect to human health risks.

As such, subject to a condition to guard against risk from unforeseen land contamination, the proposed development complies with Policy DM1 of the Local Plan (Part 2) 2023 and the NPPF, 2023.

29. Construction Waste

Policy 4 of the Surrey Waste Local Plan 2020 (SWLP) seeks to ensure that planning permission for any development is granted only where CD&E waste is limited to the minimum quantity necessary; opportunities for re-use and for the recycling of CD&E waste on site are maximised; on-site facilities to manage waste arising during the operation of the Page 2 of 2 development are of an appropriate type and scale; and integrated storage to facilitate reuse and recycling of waste is incorporated in the development.

The development has appropriately considered the storage of waste on site and the collection of waste post development.

During the construction phase, it is considered that there is the potential that the development could generate a significant amount of construction, demolition, and excavation waste (CD&E waste) and local authority collected waste (LACW).

The submitted Design and Access Statement (dated 21st September 2023) makes reference to a refuse and recycling strategy on page 30, detailing provisions made for LACW. The Construction Management Plan (dated July 2023) provides details of the demolition and construction phase of the development. However, it would appear that in both the Design and Access Statement and Construction Environmental Management Plan, no relevant information has been provided with regard to the management of CD&E waste generated during the proposal and efforts made to re-use and recycle CD&E waste on site. As such, it is considered pertinent to secure the management of waste via a planning condition.

Subject to condition, the proposed development would comply with Policy DM1 of the Local Plan (Part 2) 2023, Policy 4 of the Surrey Waste Local Plan 2020 and the National Planning Policy Framework, 2023.

30. Biodiversity and compliance with Habitat Regulations 2017

The NPPF requires that when determining planning application, local planning authorities should aim to conserve and enhance biodiversity by applying the following principles: If significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for then planning permission should be refused.

In addition, Circular 06/2005 states 'It is essential that the presence or otherwise of protected species and the extent that they may be affected by the proposed development, is established before planning permission is granted.' The Council have consulted with Surrey Wildlife Trust on this application.

Policy NE1 of the Local Plan (Part 1) 2018 states that the Council will seek to conserve and enhance biodiversity. Development will be permitted provided it

retains, protects and enhances biodiversity and ensures any negative impacts are avoided or, if unavoidable, mitigated. Policy DM1 of the Local Plan (Part 2) sets out that development should avoid negative impacts upon biodiversity.

The application was submitted with a suite of ecological surveys including a Preliminary Ecological Appraisal, Phlorum Ltd., 31st October 2023 which informed of the need for further surveys to ascertain the presence or likely absence of bats, great crested newts and badgers. These surveys were undertaken and provided to the Local Planning Authority at the time of submission.

Surrey Wildlife Trust were consulted on the details submitted and, in their response dated 17th November, required additional information pertaining to on site habitats of principle importance (HPIs), assessment of the impact upon invertebrates and reptiles and clarification on Biodiversity Net Gain (BNG).

The abovementioned information was provided and Surrey Wildlife Trust, being satisfied with the additional information, revised their comments accordingly, stating that they were satisfied that the applicant had provided sufficient evidence to rule out the presence of wood-pasture and parkland HPI and traditional orchard HPI at the site. Two sections of hedgerow have been identified as important and details of their replacement/ mitigation for the loss shall be included in a Landscape and Ecological Management Plan (LEMP) and landscape condition to be secured via a planning condition.

Surrey Wildlife Trust have set out a number of recommended conditions to attach to any planning permission. These relate to securing a 15m buffer zone to Ancient Woodland, securing details of the management of invasive plant species and mitigation and enhancement strategies as well as precautionary approaches to construction works.

Subject to appropriately worded conditions, it is considered that the proposed development complies with Policy NE1 of the Local Plan: Part 1, Policy DM1 of Local Plan (Part 2) and the NPPF, in terms of habitat protection and ecological enhancement.

31. Archaeology

Policy HA1 of the Local Plan (Part 1) 2018 states that the Council will ensure that the significance of heritage assets within the Borough are conserved or enhanced to ensure the continued protection and enjoyment of the historic environment by, inter alia, facilitating and supporting the identification and review of heritage assets of local historic, architectural and archaeological significance.

Policy DM25 of the Local Plan (Part 2) 2023 requires that appropriate desk-based or field surveys should be submitted with an application and appropriate measures taken to ensure any important remains are preserved.

The application is accompanied by a desk based archaeological assessment prepared by Chris Butler Archaeological Services Ltd, July 2023. The County Archaeologist has confirmed that the desk based archaeological assessment has consulted all currently available sources, including the Surrey Historic Environment Record in order to characterise the archaeological potential of the site and concludes that the site itself does not contain any known heritage assets and has a seemingly low archaeological potential. However, the report also states that no previous archaeological investigations have been carried out in the vicinity and so the potential for this area would best be described as uncertain.

The County Archaeologist has recommended that a programme of investigation in the form of a trial trench evaluation should be carried out. The results of the evaluation will enable suitable mitigation measures to be developed for the site based upon the findings.

Subject to a suitably worded condition, the proposed development would not result in harm to archaeological assets and would accord with Policy HA1 of the Local Plan (Part 1) 2018, Policy DM25 of the Local Plan (Part 2) and the NPPF, 2023.

32. Climate Change & Sustainability

Policy CC1 of the Local Plan (Part 1) 2018 seeks to support development which contributes to mitigating and adapting to the impacts of climate change, including measures that use renewable and low carbon energy supply systems.

Policy CC2 of the Local Plan (Part 1) 2018 seeks to promote sustainable patterns of development and reduce the level of greenhouse gas emissions.

Policy DM2 of the Local Plan (Part 2) 2023 states that all development should seek to maximise energy efficiency and reduce carbon emissions through its design, structure, orientation and positioning, landscaping and relevant technology.

The Council's Climate Change and Sustainability SPD (October 2022) is relevant.

The Energy Strategy produced by Thornley & Lumb Partnership Ltd details aspects of sustainable building design relating to energy and carbon emissions of the proposed development.

The complex nature of the development, with refurbishment and conversion of historic buildings linked to new build residential, presents a number of challenges with respect to carbon emissions and the application of the energy hierarchy.

The development at St John's Seminary achieves the renewable energy target identified in the Surrey Structure Plan 2004 for 10% of the energy requirement to be provided by renewable sources. In addition to this the developer has identified further defined targets that exceed Surrey and Part L minimum standards to maximise energy efficiency and minimise carbon emissions, thus contributing to a highly sustainable development. In summary the additional targets are to provide new build dwellings with an EPC A rating and as many converted dwellings as possible with an EPC B rating.

Key features of the development are:

- Improved fabric energy efficiency for the existing buildings.
- Excellent fabric energy efficiency for all new build elements.
- Minimised on site fossil fuels, limited to top up heat for the main seminary.
- Maximised heat pump technology by way of residential heat pumps to remote buildings and heat pump derived heat network to the main seminary (with some gas fired top up).
- Re-use of some existing building services to minimise embodied carbon emissions.
- Use of heat recovery ventilation for background and boost ventilation.
- Use of natural ventilation for summertime overheating mitigation.
- Provision of photovoltaic cells to new build roof areas, providing renewable energy power contribution for all dwellings.

The seminary building utilises a water based bivalent heat network to enable highly efficient heat pumps to be utilised whilst delivering higher temperature hot water to deal with the comparatively higher heat loss requirements of a converted dwelling. New and refurbished remote dwellings such as lodges and farm buildings are provided with highly efficient residential air source heat pumps.

Energy Strategy confirms that the existing aspects of the development will achieve a DER vs DER reduction of 85% and the new build aspect of the development will achieve a 94% reduction below the Part L 2021 baseline.

As such, subject to conditions, the proposal complies with Policies CC1 and CC2 of the Local Plan (Part 1) 2018, Policies DM1 and DM2 of Local Plan (Part 2) 2023 and the NPPF, 2023 in terms of ensuring that the development includes measures to minimise energy and water use.

33. CONCLUSION

Moderate less than substantial harm to the significance of the Grade II Listed St Johns Seminary has been identified. It has been concluded that this harm, notwithstanding the great weight afforded to it, is outweighed by the public benefits of the scheme.

The majority of development falls within those exceptions of paragraphs 154 and 155 of the NPPF whereby they are considered to appropriate Green Belt development. The exception being the new ancillary buildings on site for which very special circumstances are considered to exist to outweigh the harm identified.

Waverley Borough Council cannot demonstrate a 5 year housing land supply at present. This has the effect of engaging the 'tilted balance' described in paragraph 11 of the NPPF and indicating that planning permission should be granted unless the harms of the development significantly and demonstrably outweigh the benefits.

The overall harms of the scheme are balanced against the planning benefits, which are substantial. They include the provision of 52 dwellings, the preservation of the building's historical and cultural significance, the provision of a permissive path through the site that would provide greater connectivity and safe access between Wonersh village and surrounds to the public and improvements to Footpaths 305 and 320 and highway safety improvements and speed reduction measures in Wonersh Village. In addition, granting permission would create construction jobs and future employment opportunities.

Whilst harm has been identified to the Heritage Asset, there are public benefits that outweigh the harm. Additionally, very special circumstances are considered to exist to outweigh the harm identified by virtue of inappropriate Green Belt development and the additional loss of openness. As such, there is no clear reason for refusing the development in line with footnote 7 of the NPPF.

Overall, the adverse effects of the proposal would not significantly and demonstrably outweigh the benefits.

Recommendation

That, delegated authority be granted to the Executive Head of Planning Development to grant planning permission subject to the applicant entering into a Section 106 Agreement to secure

- Contribution to highway improvements
- a permissive path running through the application site
- the provision and management of open space and play areas comprising a Locally Equipped Area of Play (a LEAP) and a Local Areas of Play (LAP) within the site;
- the management and maintenance of a surface water drainage scheme;
- re-evaluation of viability
- the future management and maintenance of the Listed Building

and subject to the conditions listed below, delegated authority be given to the Executive Head of Planning Development to add or amend planning conditions.

1. Condition:

The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason:

To comply with Section 91 of the Town and Country Planning Act

2. Condition:

Unless otherwise agreed in writing by the local planning authority the permission hereby permitted shall be carried out in accordance with the following plans : EX_760_01, EX_760_02, EX_760_03, EX_760_04, EX_760_05, EX_760_06, EX_760_07, EX_760_08, EX_760_09, EX_760_10, EX_760_11 Rev A, EX_760_13, EX_760_31, EX_760_32, EX_760_33, EX_760_34, EX_760_41 AND EX_760_46.

760:131 RevD, 132 RevS, 133, 141 RevJ, 142 RevK, 143 RevK, 144 RevJ, 145 RevJ, 146 RevJ, 147 RevJ, 148 RevK, 149 RevK, 150, 151, 152 RevA, 153 RevA, 154 RevA, 161 RevT, 162 RevT, 163 RevT, 164 RevT, 165 RevA, 166 RevA, 170 RevA, 171 RevM, 176 RevM, 181 RevE, 182 RevE, 183 RevE, 184 RevE, 500 RevB, 501 RevB, 502 RevB, 503 RevB, 504 RevB, 505 RevA, 506 RevB, 507, 510 RevA, 511 RevA, 512 RevA

Drawings at scale 1:50: 160B, 161B, 162B, 163B, 164B, 165B, 166B, 167B, 168B, 169B, 170B, 171B, 172B, 173B, 174B, 175B, 176B, 178B, 179B, 180B, 183B, 184B 185B and 186B.

The development shall be carried out in accordance with the approved plans. No material variation from these plans shall take place unless otherwise first agreed in writing with the Local Planning Authority.

Reason:

In order that the development hereby permitted shall be fully implemented in complete accordance with the approved plans and to accord with Policy TD1 of the Local Plan (Part 1) 2018 and Policies DM1 and DM4 of the Local Plan (Part 2) 2023.

3. Condition:

No development shall take place until details and samples of the materials to be used in the external elevations for of all extensions hereby approved and alterations to the Seminary building have been submitted to and been approved in writing by the Local Planning Authority. Material samples should be submitted (not just photographs), with a clear plan showing the location of each material. Details must also include a specification of the brickwork including material colour, texture, face bond and jointing/pointing profile. The development shall be carried out in accordance with the approved details.

Reason:

In the interest of the character and amenity of the area in accordance with Policy TD1 and HA1 of the Local Plan 2018 (Part 1) and Policy DM4 and DM20 of the Local Plan 2023 (Part 2).

4. Condition:

The dwellings hereby permitted shall not be occupied until details of the boundary treatments have been submitted to and been approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

Reason:

In the interest of the character and amenity of the area and to safeguard the amenities of the neighbouring properties in accordance with Policy TD1 and HA1 of the Local Plan (Part 1) 2018 and Policies DM4, DM5 and DM20 of the Local Plan (Part 2) 2023.

5. Condition:

No development approved by this planning permission shall commence until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by, the local planning authority. This strategy will include the following components: 1. A preliminary risk assessment which has identified: • All previous uses • Potential contaminants associated with those uses. • A conceptual model of the site indicating sources, pathways and receptors. • Any potentially unacceptable risks arising from contamination at the site and from any nearby sources. 2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site. 3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken. 4. A verification plan providing details of the data that will be collected to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.

Reason:

To ensure that the development does not contribute to and is not put at unacceptable risk from or adversely affected by unacceptable levels of water pollution in line with Policy DM1 of the Local Plan (Part 2) and paragraph 174 of the National Planning Policy Framework.

6. Condition:

Prior to any part of the permitted development/each phase of development being occupied/brought into use, a verification report demonstrating the

completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

Reason:

To ensure that the site does not pose any further risk to the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete. In accordance with Policy DM1 of the Local Plan (Part 2) and paragraph 174 of the National Planning Policy Framework.

7. Condition:

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the local planning authority. The remediation strategy shall be implemented as approved.

Reason:

To ensure that the development does not contribute to and is not put at unacceptable risk from or adversely affected by unacceptable levels of water pollution from previously unidentified contamination sources at the development site. In accordance with Policy DM1 of the Local Plan (Part 2) and paragraph 174 of the National Planning Policy Framework.

8. Condition:

No drainage systems for the infiltration of surface water to the ground are permitted other than with the written consent of the local planning authority. Any proposals for such systems must be supported by an assessment of the risks to controlled waters. The development shall be carried out in accordance with the approved details.

Reason:

To ensure that the development does not contribute to and is not put at unacceptable risk from or adversely affected by unacceptable levels of water pollution caused by mobilised contaminants. . In accordance with Policy DM1 of the Local Plan (Part 2) and paragraph 174 of the National Planning Policy Framework.

9. Condition:

Piling/investigation boreholes using penetrative methods shall not be carried out other than with the written consent of the local planning authority. The development shall be carried out in accordance with the approved details.

Reason:

To ensure that the development does not contribute to and is not put at unacceptable risk from or adversely affected by unacceptable levels of water pollution caused by mobilised contaminants. . In accordance with Policy DM1 of the Local Plan (Part 2) and paragraph 174 of the National Planning Policy Framework.

10. Condition:

A scheme for managing any borehole installed for the investigation of soils, groundwater or geotechnical purposes shall be submitted to and approved in writing by the local planning authority. The scheme shall provide details of how redundant boreholes are to be decommissioned and how any boreholes that need to be retained, post-development, for monitoring purposes will be secured, protected and inspected. The scheme as approved shall be implemented prior to the occupation of any part of the permitted development.

Reason:

To ensure that redundant boreholes are safe and secure, and do not cause groundwater pollution or loss of water supplies. In accordance with Policy DM1 of the Local Plan (Part 2), paragraph 170 of the National Planning Policy Framework and Position Statement N of the 'The Environment Agency's approach to groundwater protection'.

11. Condition:

Prior to commencement of development, other than that required to be carried out as part of demolition or approved scheme of remediation, the following shall be submitted to and approved in writing by the Local Planning Authority:

a. An investigation and risk assessment, in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The investigation and risk assessment shall be undertaken by a competent person as defined in Annex 2: Glossary of the NPPF.

b. If identified to be required, a detailed remediation scheme shall be prepared to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property. The scheme shall include:

i. All works to be undertaken.

ii. Proposed remediation objectives and remediation criteria.

iii. Timetable of works.

iv. Site management procedures.

The scheme shall ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The remediation works shall be carried out in strict accordance with the approved scheme. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risk to workers, neighbours and other off-site receptors in accordance with Policy DM1 of the Local Plan (Part 2) 2023 and the National Planning Policy Framework, 2023.

12. Condition:

Upon completion of the approved remediation works, a verification report demonstrating the effectiveness of the approved remediation works carried out shall be completed in accordance with Condition 10 and shall be submitted to the Local Planning authority for approval prior to occupation of the development.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risk to workers, neighbours and other off-site receptors in accordance with Policy DM1 of the Local Plan (Part 2) 2023 and the National Planning Policy Framework, 2023.

13. Condition:

Following commencement of the development hereby approved, if unexpected contamination is found on site at any time, other than that identified in accordance with Condition 10, the Local Planning Authority shall be immediately notified in writing and all works shall be halted on the site. The following shall be submitted and approved in writing by the Local Planning Authority prior to the recommencement of works:

- a. An investigation and risk assessment, undertaken in the manner set out in Condition 10 of this permission.
- b. Where required, a remediation scheme in accordance with the requirements as set out in Condition 10.
- c. Following completion of approved remediation works, a verification report, in accordance with the requirements as set out in Condition 11.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risk to workers, neighbours and other off-site receptors in accordance with Policy DM1 of the Local Plan (Part 2) 2023 and the National Planning Policy Framework, 2023.

14. Condition:

The development hereby permitted shall not commence until details of the design of a surface water drainage scheme have been submitted to and approved in writing by the planning authority. The design must satisfy the SuDS Hierarchy and be compliant with the national Non- Statutory Technical Standards for SuDS, NPPF and Ministerial Statement on SuDS. The required drainage details shall include:

- a) Evidence that the proposed final solution will effectively manage the 1 in 30 (+35% allowance for climate change) & 1 in 100 (+45% allowance for climate change) storm events, during all stages of the development. The final solution should follow the principles set out in the approved drainage strategy. Associated discharge rates and storage volumes shall be provided using a maximum discharge rate of 2l/s including multifunctional sustainable drainage systems.
- b) Detailed drainage design drawings and calculations to include: a finalised drainage layout detailing the location of drainage elements, pipe diameters, levels, and long and cross sections of each element including details of any flow restrictions and maintenance/risk reducing features (silt traps, inspection chambers etc.).
- c) A plan showing exceedance flows (i.e. during rainfall greater than design events or during blockage) and how property on and off site will be protected from increased flood risk.
- d) Details of drainage management responsibilities and maintenance regimes for the drainage system.
- e) Details of how the drainage system will be protected during construction and how runoff (including any pollutants) from the development site will be managed before the drainage system is operational.

Reason:

To ensure the Drainage System is designed to the national Non-Statutory Technical Standards for SuDS and the final drainage design does not increase flood risk on or off site., in accordance with Policies CC1 and CC4 of the Local Plan (Part 1) 2018, Policy DM1 of the Local Plan (Part 2) 2023, Policy NE3 of the Chiddingfold Neighbourhood Plan (2013-2032) and with Paragraph 169 of the National Planning Policy Framework, 2023.

15. Condition:

Prior to the first occupation of the development, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority. This must demonstrate that the surface water drainage system has been constructed as per the agreed scheme (or detail any minor variations), provide the details of any management company and state the national grid reference of any key drainage elements (surface water attenuation devices/areas, flow restriction devices and outfalls), and confirm any defects have been rectified.

Reason:

To ensure the Drainage System is designed to the National Non-Statutory Technical Standards for SuDS, in accordance with Policies CC1 and CC4 of the Local Plan (Part 1) 2018, Policy DM1 of the Local Plan (Part 2) 2023 and with Paragraph 169 of the National Planning Policy Framework, 2023.

16. Condition:

Prior to the commencement of development a Waste Management Plan shall be submitted to and approved by the local planning authority. The plan must demonstrate that CD&E waste arising from the development is limited to the minimum quantity necessary, and opportunities for re-use and recycling of CD&E waste and residues are maximised in accordance with Policy 4 of the Surrey Waste Local Plan 2020. The development shall be carried out in accordance with the approved details.

Reason:

To minimise the amount and secure the management of waste during the construction phase and operational phase of the development. In accordance with Policy DM1 of the Local Plan (Part 2) 2023, Policy 4 of the Surrey Waste Local Plan 2020 and the National Planning Policy Framework, 2023.

17. Condition:

No development shall commence apart from enabling works unless and until the proposed vehicular access onto the B2128 Cranleigh Road has been constructed with 2.4m x 65m visibility splays and a means within the private land of preventing private surface water from entering the public highway, in general accordance with Drawing No. 22.50-001 Rev B, and thereafter the visibility splays shall be kept permanently clear of any obstruction between 0.6m and 2.0m above ground level.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users, in accordance with Policy ST1 of the Local Plan (Part 1) 2018, Policy DM9 of the Local Plan (Part 2) 2023 and the National Planning Policy Framework, 2023.

18. Condition:

Prior to first occupation of the development to construct the following off-site highway works, in general accordance with Drawing No. 22.50-001 Rev B:

- New footway and bus stop on the north side of Cranleigh Road. The bus stop shall include a new bus shelter with seating, pole/flag/timetable case, and Real Time Passenger Information.
- New footway and bus stop on the south side of Cranleigh Road. The bus stop shall include a new bus shelter with seating, pole/flag/timetable case, and Real Time Passenger Information.
- New pedestrian crossing on Cranleigh Road with a 1.5m footway and retaining wall on the north side of Cranleigh Road (adjacent to existing eastern access).

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users, in accordance with Policy ST1 of the Local Plan (Part 1) 2018, Policy DM9 of the Local Plan (Part 2) 2023 and the National Planning Policy Framework, 2023.

19. Condition:

Prior to first occupation of any of the dwellings hereby permitted in the Seminary or Farm buildings the existing western and eastern accesses from the site onto the B2128 Cranleigh Road shall be permanently closed to vehicular traffic in accordance with the approved plans.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users, in accordance with Policy ST1 of the Local Plan (Part 1) 2018, Policy DM9 of the Local Plan (Part 2) 2023 and the National Planning Policy Framework, 2023.

20. Condition:

No dwelling hereby approved shall be first occupied unless and until space for the parking of vehicles and space for vehicles to turn so that they may enter and leave the site in a forward gear has been provided for that dwelling, in accordance with the approved plans.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users, in accordance with Policy ST1 of the Local Plan (Part 1) 2018, Policy DM9 of the Local Plan (Part 2) 2023 and the National Planning Policy Framework, 2023.

21. Condition:

No development shall commence until a Construction Transport Management Plan, to include details of:

- (a) parking for vehicles of site personnel, operatives and visitors
- (b) loading and unloading of plant and materials
- (c) storage of plant and materials
- (d) programme of works (including measures for traffic management)
- (e) provision of boundary hoarding behind any visibility zones
- (f) HGV deliveries and hours of operation
- (g) vehicle routing
- (h) measures to prevent the deposit of materials on the highway
- (i) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused
- (j) on-site turning for construction vehicles

has been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented before the development commences and shall be retained throughout the construction of the development.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users, in accordance with Policy ST1 of the Local Plan (Part 1) 2018, Policy DM9 of the Local Plan (Part 2) 2023 and the National Planning Policy Framework, 2023.

22. Condition:

Prior to commencement of the development a scheme detailing the type of secure cycle parking for:

- houses (to include dedicated independently accessible cycle stores for houses without garages and a standard three-point plug socket for charging e-bikes).
- flats (communal cycle storage for flats should be provided with enough standard three-point plug sockets to enable 20% of spaces to be used for the charging of e-bikes).
- visitor cycle parking.

shall be submitted to and approved in writing by the Local Planning Authority. The approved secure cycle parking shall be provided prior to the first occupation of each dwelling.

Reason:

In order to encourage sustainable travel, in accordance with Policy ST1 of the Local Plan (Part 1) 2018, Policy DM9 of the Local Plan (Part 2) 2023 and the National Planning Policy Framework, 2023.

23. Condition:

The development hereby approved shall not be first occupied unless and until a scheme detailing the surfacing material and drainage provision for the footway/cycleway within the site (permissive path) have been submitted to and approved in writing by the Local Planning Authority. The works shall be undertaken in accordance with the approved scheme.

Reason:

In order to encourage sustainable travel, in accordance with Policy ST1 of the Local Plan (Part 1) 2018, Policy DM9 of the Local Plan (Part 2) 2023 and the National Planning Policy Framework, 2023.

24. Condition:

Prior to the first occupation of the development a Sustainable Travel Information Pack shall be submitted for the written approval of the Local Planning Authority in accordance with the sustainable development aims and objectives of the National Planning Policy Framework and Surrey County Council's Travel Plans Good Practice Guide for Developers. The approved Sustainable Travel Information Pack shall be issued to the first-time occupier of each dwelling, prior to first occupation.

The pack should include:

- Details of local public transport services and location of rail stations and local bus stops.
- Details of local car club and lift sharing schemes.
- Maps showing local walking and cycling routes and isochrone maps showing accessibility to public transport, schools and local community facilities.
- Information to promote the take-up of sustainable travel.

Reason:

In order to encourage sustainable travel, in accordance with Policy ST1 of the Local Plan (Part 1) 2018, Policy DM9 of the Local Plan (Part 2) 2023 and the National Planning Policy Framework, 2023.

25. Condition:

Prior to the commencement of development a scheme for the detailed design of all play areas including all level changes, hard and soft landscaping elements, detailed specifications of play equipment, furniture signage and any boundary features to be provided

Reason:

In order to provide adequate play-space for children, in accordance with Policy TD1 of the Local Plan (Part 1) 2018.

26. Condition:

27. No development shall take place until an appropriately detailed Construction Environmental Management Plan (CEMP) has been submitted to and approved by the Local Authority in writing. The CEMP should include, but not be limited to:

- a) Map showing the location of all ecological features
- b) Risk assessment of the potentially damaging construction activities
- c) Practical measures to avoid and reduce impacts during construction
- d) Location and timing of works to avoid harm to biodiversity features
- e) Responsible persons and lines of communication
- f) Use of protective fencing, exclusion barriers and warning signs.
- g) A precautionary method of working (reptiles)

The approved CEMP shall be adhered to and implemented throughout the construction phase unless otherwise agreed by the local planning authority.

Reason:

To ensure that protected species under Schedules 1 and 5 of the Wildlife and Countryside Act 1981 and their habitats are not endangered or disturbed by the development in accordance with Policy NE1 of the Waverley Borough Local Plan (Part 1) 2018 and Policy DM1 of the Local Plan Part 2 (2023).

27. Condition:

28. No development shall take place until an appropriately detailed Landscape and Ecological Management Plan (LEMP) has been submitted to and approved by the Local Authority in writing, prior to the commencement of the development. The LEMP should be based on the proposed impact avoidance, mitigation, and enhancement measures specified in the submitted Preliminary Ecological Appraisal and protected species survey reports and should include, but not be limited to the following:

- a. Description and evaluation of features to be managed
- b. Ecological trends and constraints on site that might influence management
- c. Aims and objectives of management
- d. Stag beetle habitat enhancement strategy
- e. Hedgerow mitigation and compensation strategy
- f. Appropriate management options for achieving aims and objectives
- g. Prescriptions for management actions, together with a plan of management compartments
- h. Preparation of a work schedule (including an annual work plan capable of being rolled forward over a 30-year period)
- i. Details of the body or organisation responsible for implementation of the plan
- j. Ongoing monitoring and remedial measures
- k. Monitoring strategy, including details of how contingencies and/or remedial action will be identified, agreed, and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

Reason:

To ensure that protected species under Schedules 1 and 5 of the Wildlife and Countryside Act 1981 and their habitats are not endangered or disturbed by the development in accordance with Policy NE1 of the Waverley Borough Local Plan (Part 1) 2018 and Policy DM1 of the Local Plan Part 2 (2023).

28. Condition:

Immediately prior to the start of development works, a survey of the site by an appropriately qualified and experienced ecologist should be undertaken within the proposed development boundary and a 30m buffer, to search for any new badger setts and confirm that any setts present remain inactive. If any badger activity is detected a suitable course of action shall be submitted to and approved in writing by the Local Planning Authority to prevent harm to this species.

Reason:

In order that the development should protect protected species in accordance with Policy NE1 of the Local Plan (Part 1) 2018 and Policy DM1 of the Local Plan (Part 2) 2023.

29. Condition:

No development associated with the development shall commence until a sensitive lighting management plan has been submitted to and been approved in writing by the Local Planning Authority. The management plan shall detail how all external lighting installed on this development shall comply with the recommendations of the Bat Conservation Trusts' document entitled "Bats and lighting in the UK – Bats and the Built Environment Series". The development shall be undertaken in complete accordance with the approved details thereafter retained and maintained to the satisfaction of the Local Planning Authority.

Reason:

In order that the development should protect protected species in accordance with Policy NE1 of the Local Plan (Part 1) 2018, Policy DM1 of Local Plan (Part 2) 2023 and the National Planning Policy Framework, 2023.

30. Condition:

No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation which has been submitted by the applicant and been approved by the Local Planning Authority.

Reason:

To ensure any archaeological remains are recorded in accordance with Policy DM25 of the Local Plan (Part 2) 2023.

31. Condition:

The development shall proceed in line with the Arboricultural Impact Assessment and Tree Protection Plan produced by PJC. Document ref: PJC/6149/23-02 Rev 01 dated 23/01/2024.

Reason:

In order to protect any trees that are to remain on the site, in accordance with Policy NE2 of the Local Plan (Part 1) 2018, Policies DM1, DM4 and DM11 of the Local Plan (Part 2), 2023

32. Condition:

The Local Authority shall be notified at least 2 weeks before any

demolition/construction activities and associated vehicular movement commences within the site to ensure ground and fence protection is in place and in accordance with the approved arboriculture method statement and tree protection plan.

Reason:

In the interests of the protection of the rooting areas of trees prior to construction and preservation of the visual amenity and character of the area in accordance with Policy NE2 of the Local Plan (Part 1) 2018, Policies DM1, DM4 and DM11 of the Local Plan (Part 2), 2023

33. Condition:

No development shall commence until details of all services including pipes and cables, including their location in proximity to RPA's are submitted to and approved by the Local Planning Authority.

Reason:

In the interests of the protection of the rooting areas of trees prior to construction and preservation of the visual amenity and character of the area in accordance with Policy NE2 of the Local Plan (Part 1) 2018, Policies DM1, DM4 and DM11 of the Local Plan (Part 2), 2023

34. Condition:

No development shall commence until detailed drawings and specification of the retaining wall to the north of the seminary building has been submitted to and approved in writing by the Local Planning Authority. The design shall account for potential soil movement resulting from existing and proposed trees located to the north as well as the growth of the trees.

Reason:

In the interest of the character and amenity of the area in accordance with Policy TD1 of the Local Plan (Part 1) 2018, Policies DM1, DM4 and DM11 of the Local Plan (Part 2), 2023

35. Condition:

Prior to the first occupation of the development hereby permitted, a scheme for landscaping shall be submitted to and approved in writing by the Local Planning Authority. The approved landscaping shall be implemented in accordance with the approved details in the first planting season after completion or first occupation of the development, whichever is the sooner. The scheme shall include the following:

- a. details of all hard and soft surfacing to include type, position, design, dimensions and materials; and
- b. a schedule detailing sizes and numbers/densities of all proposed trees/plants including details of tree pit design, use of guards or other protective measures and confirmation of location, species and sizes, nursery stock type,

supplier and defect period.

Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason:

To enhance the appearance of the development in the interest of the visual amenities of the area in accordance with Policies TD1, NE1, NE2, CC1, CC2 and CC4 of the Waverley Local Plan Part 1 (2018), Policies DM1, DM4, DM5, DM6, DM7 and DM11 of the Local Plan 2023 (Part 2).

Informatives:

1. Community Infrastructure Levy (CIL)- - The development hereby permitted is CIL liable. - - 'CIL Form 6: Commencement Notice' must be received by the Council prior to the commencement of development. Commencement of development is defined in Regulation 7 of the CIL Regulations 2010 (as amended).- - Failure to adhere to the CIL Regulations and commencing work without notifying the Council could forfeit any rights you have to exemptions, payment by instalments and you may also incur surcharges.- - For further information see our webpages (www.waverley.gov.uk/CIL) or contact CIL@waverley.gov.uk
2. "IMPORTANT" This planning permission contains certain conditions precedent that state 'before development commences' or 'prior to commencement of any development' (or similar). As a result these must be discharged prior to ANY development activity taking place on site. Commencement of development without having complied with these conditions will make any development unauthorised and possibly subject to enforcement action such as a Stop Notice. If the conditions have not been subsequently satisfactorily discharged within the time allowed to implement the permission then the development will remain unauthorised.
3. There is a fee for requests to discharge a condition on a planning consent. The fee payable is £116.00 or a reduced rate of £34.00 for household applications. The fee is charged per written request not per condition to be discharged. A Conditions Discharge form is available and can be downloaded from our web

site.- - Please note that the fee is refundable if the Local Planning Authority concerned has failed to discharge the condition by 12 weeks after receipt of the required information.- u0000

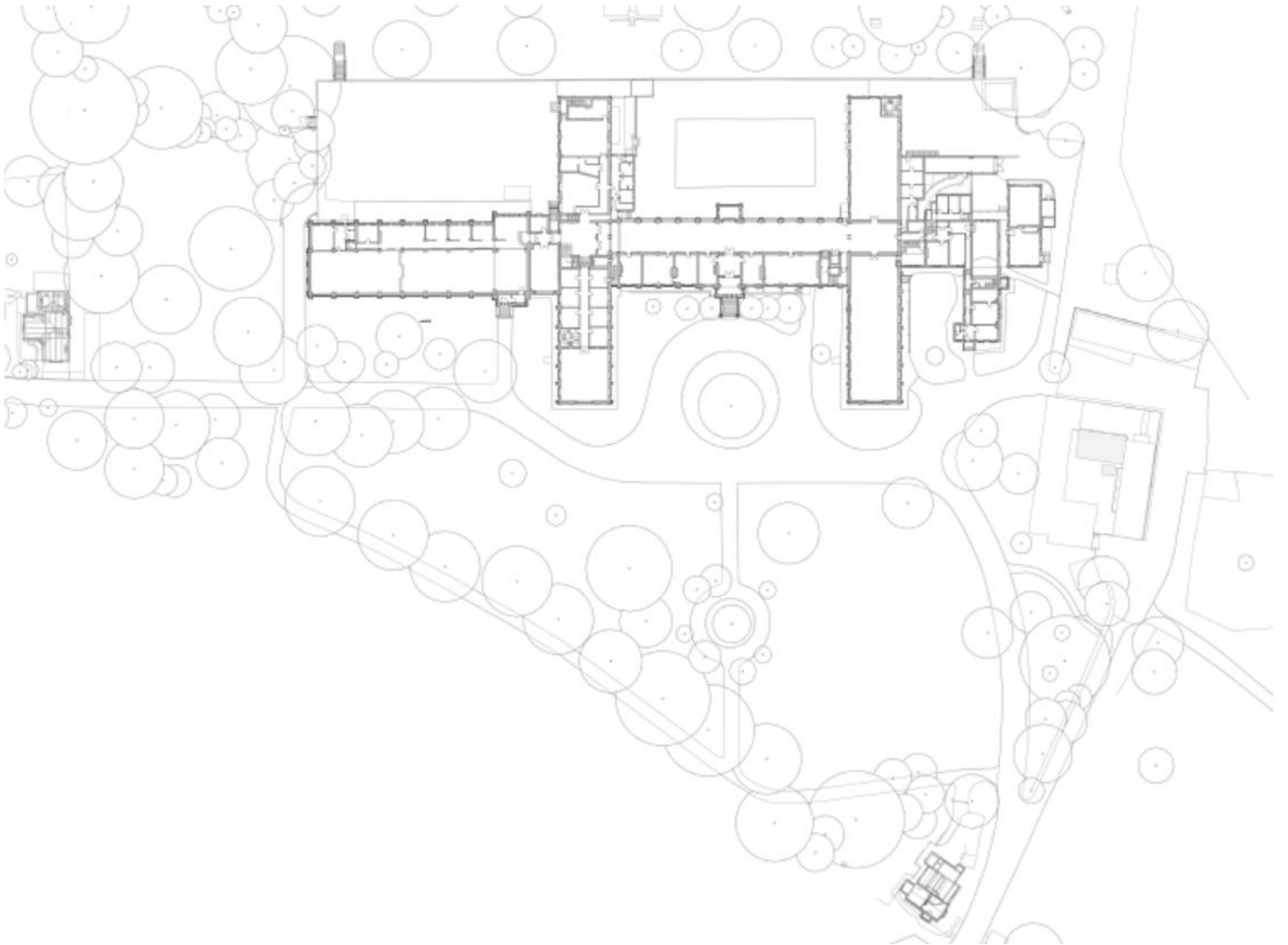
4. This permission creates one or more new units which will require a correct postal address. Please contact the Street Naming & Numbering Officer at Waverley Borough Council, The Burys, Godalming, Surrey GU7 1HR, telephone 01483 523029 or e-mail - waverley.snn@waverley.gov.uk - For further information please see the Guide to Street and Property Naming on Waverley's website.- -
5. Design standards for the layout and construction of access roads and junctions, including the provision of visibility zones, shall be in accordance with the requirements of the County Highway Authority.
6. The permission hereby granted shall not be construed as authority to carry out any works on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a permit and, potentially, a Section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works on the highway will require a permit and an application will need to be submitted to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road. Please see <http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/the-traffic-management-permit-scheme>. The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/floodingadvice.
7. The applicant is advised that the S278 highway works will require payment of a commuted sum for future maintenance of highway infrastructure. Please see the following link for further details on the county council's commuted sums policy:
<http://www.surreycc.gov.uk/environment-housing-and-planning/planning/transport-development-planning/surrey-county-council-commuted-sums-protocol>
8. The construction of the new vehicular site access and associated visibility splays will require a retaining wall to be constructed adjacent to the public highway. The applicant is advised that as part of the S278 detailed design, the technical details for the retaining wall must be approved by Surrey County Council Structures Team.

Drawings

Existing Location Plan



Existing Site Plan



Existing Elevations – St Johns Seminary



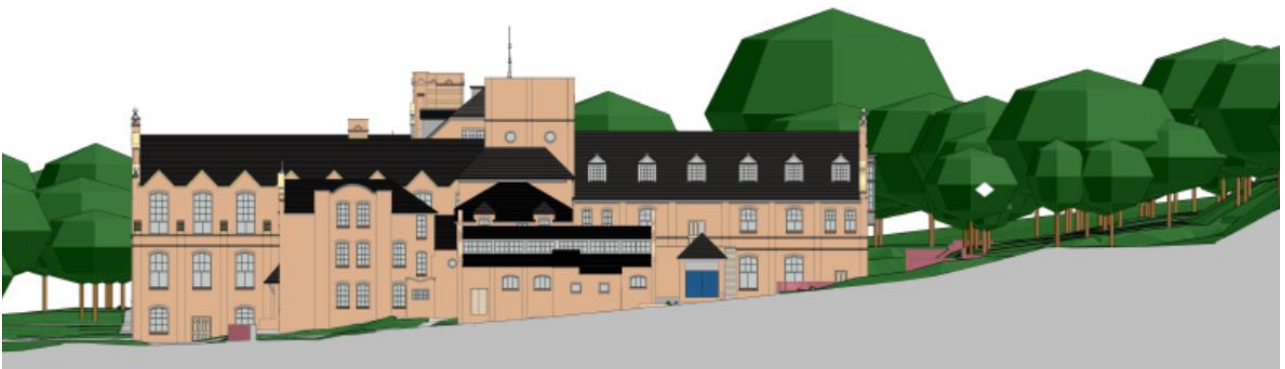
South



West



North

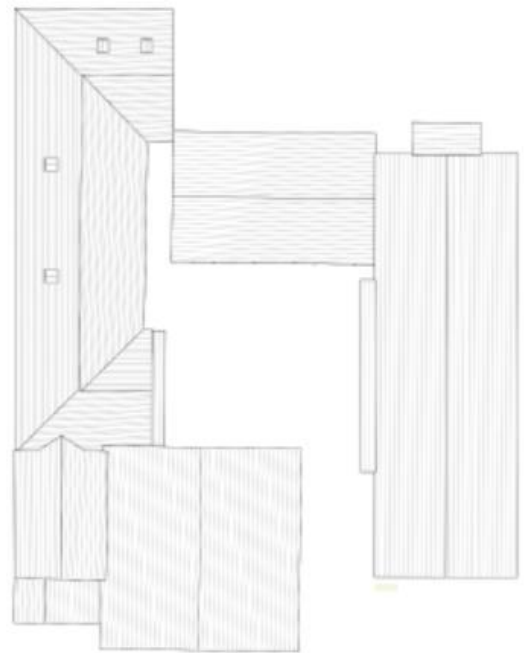


East

Existing Farm Buildings and Garages



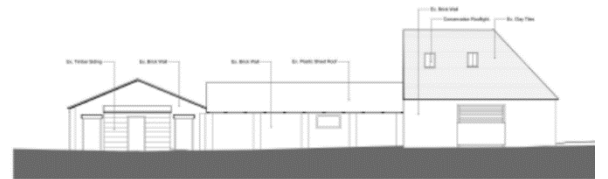
Existing Ground Floor Plan



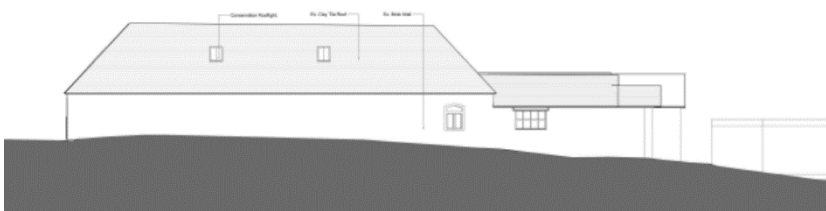
Existing Roof Plan



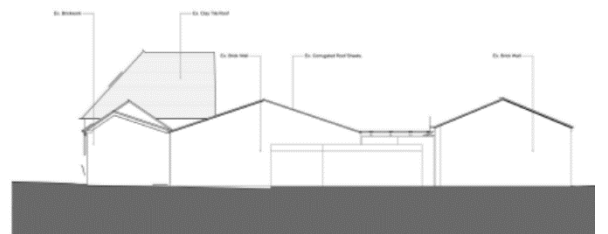
Existing East Elevation



Existing North Elevation



Existing West Elevation



Existing South Elevation



Site Plan



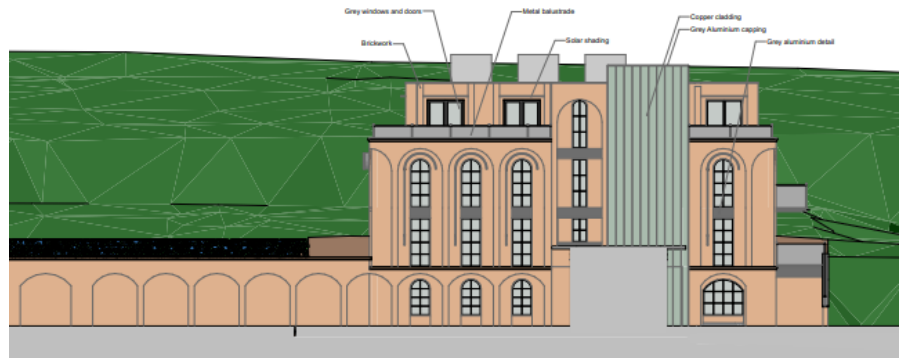
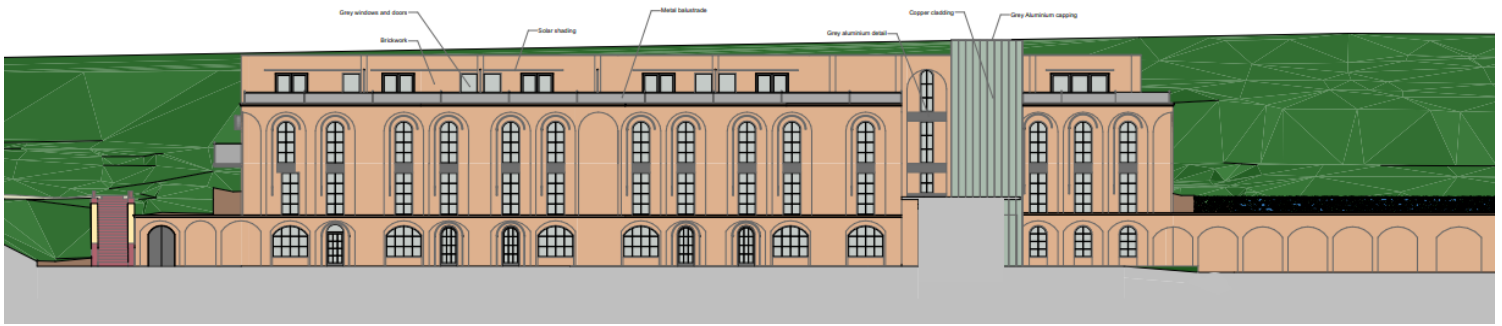
Elevations



Southern elevation of the main building (split)



Eastern elevation showing new build extension (to the right)



Southern elevation of the extensions to the rear of the main Seminary building (split drawings)

Farm Buildings





Proposed North Elevation

Notes
 Do not scale off this drawing except for planning purposes
 Check all dimensions on site before any work commences
 All goods, materials and workmanship must comply to current building regulations, British standards or codes of practice
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 Drawing to be printed A1
 June 1 2018



Proposed West Elevation



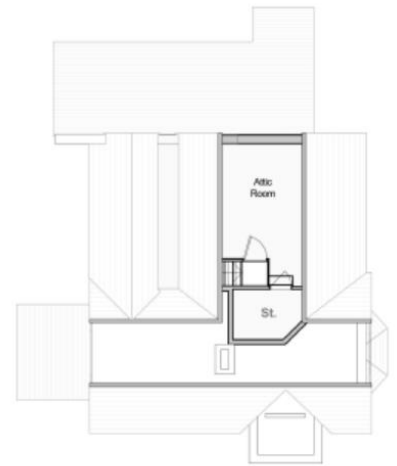
Proposed East Elevation



Not a contract
 PLANNING
 ecotecture
 ECOLOGICAL ARCHITECTURE
 01444 410745 info@ecotecture.co.uk
 www.ecotecture.co.uk
 21 Sussex Road Haywards Heath
 West Sussex PO19 4EG
 Client: St John's Developments Ltd
 Address: St John's Cemetery
 Guildford
 GU1 0GB

Lodges

Lower Lodge



Existing Ground Floor

Existing First Floor



Existing East Elevation



Existing South Elevation

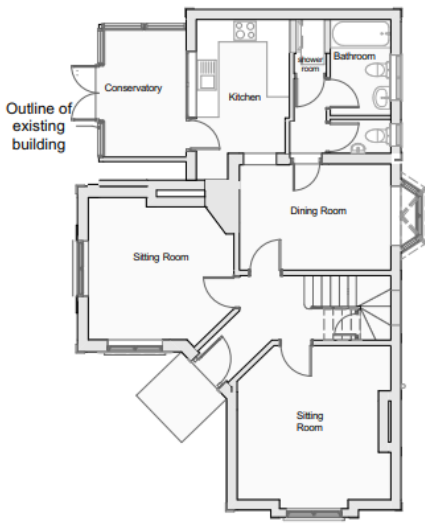


Proposed East Elevation

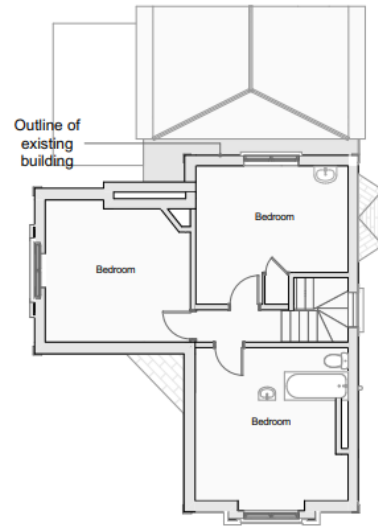


Proposed South Elevation

Lodge



Ground Floor Plan



First Floor Plan



Existing East Elevations



Existing South Elevations

